

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

SHORELINE SUBSTANTIAL DEVELOPMENT/ CONDITIONAL USE PERMIT APPLICATION

(Proposing a project greater than \$5,000 value within 200 feet of a body of water listed below)

Associated Bodies of Water:

Little Creek
Cabin Creek
Log Creek
Swauk Creek
Wilson Creek (S. of Ellensburg)
Naneum Creek
Taneum Creek
Manastash Creek (Includes S. Fork)
Big Creek

Lake Keechelus
Lake Cle Elum
Lost Lake
Unnamed Lakes (T21,R12)
Tucquala Lake
Cooper Lake
Manastash Lake

Lake Kachess
Lake Easton
Cle Elum River
Columbia River
Yakima River
Kachess River
Teanaway River (Includes:
West, Middle, North Forks)

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KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA SHALL EXTEND FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- 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 REQUIRED
- FLOOD PERMIT APPLICATION IF WITHIN 100 YEAR FLOODPLAIN
- PROJECT DIAGRAMS WITH SCALE:
 - SITE PLAN (S):
 - VICINITY MAP, SITE LOCATION USING NATURAL POINTS OF REFERENCE (INCLUDE NAME OF WATER BODY)
 - SITE BOUNDARY
 - PROPERTY DIMENSIONS IN VICINITY OF PROJECT
 - ORDINARY HIGH WATER MARK (OHWM)
 - TYPICAL CROSS SECTION (S) SHOWING:
 - EXISTING GROUND ELEVATIONS
 - PROPOSED GROUND ELEVATIONS
 - HEIGHT OF EXISTING STRUCTURES
 - HEIGHT OF PROPOSED STRUCTURES

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

- PROPOSED LAND CONTOURS, 5' INTERVALS IN WATER, 10' LANDWARD OF OHWM
- DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES TO BE MAINTAINED
- DIMENSIONS AND LOCATIONS OF PROPOSED STRUCTURES
- SOURCE, COMPOSITION, AND VOLUME OF FILL MATERIAL
- COMPOSITION, VOLUME OF EXTRACTED MATERIALS AND PROPOSED DISPOSAL AREA
- LOCATION OF PROPOSED UTILITIES
- SEPTIC TANK COMPLIANCE WITH LOCAL AND STATE REGULATIONS

APPLICATION FEE:

\$1,400.00 (\$1,000 fee + \$400 SEPA) payable to Kittitas County Community Development Services (KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

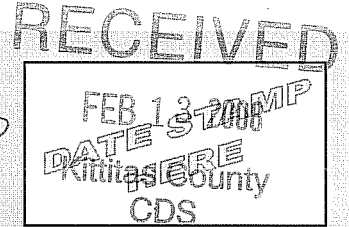


DATE:

2.13.08

RECEIPT #

055935



NOTES: _____

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

Name: Arastou (Al) Monjaze
Mailing Address: 13817 NE 20th St.
City/State/Zip: Bellevue, WA 98005
Day Time Phone: (425) 373-9222
Email Address: al@autocenternw.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: Same as Above
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. **Street address of property:**

Address: TBD Salmon La Sac Road
City/State/ZIP: Ronald, WA

4. **Legal description of property:**

Legal description is attached to the preliminary plat.

5. **Tax Parcel Number:** 21.14-21000-0006

6. **Property size:** 31.04 (acres)

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (*be specific, attach additional sheets as necessary*):

This application is for all future work to take place in the 200ft shoreline environment of lake Cle Elum. The project application is for a 14 lot cluster plat located north of Ronald, west of Salmon La Sac Road. The proposed water supply is for a group B well and community drainfield. The majority of the project lies outside of the 200ft shoreline environment. The following is a list of items that may be build within the 200ft shoreline environment: a cul-de-sac located at the southern boundary, a joint use driveway for lots E-3 and E-4, and building pads for lots E-1, E-2 and E-3. A dirt trail system is proposed for the development that may enter and exit the shoreline environment. Because this is representing a preliminary development, the final location of the picnic area may change. No development will occur at or below th OHWM.

8. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

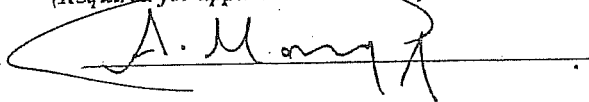
All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

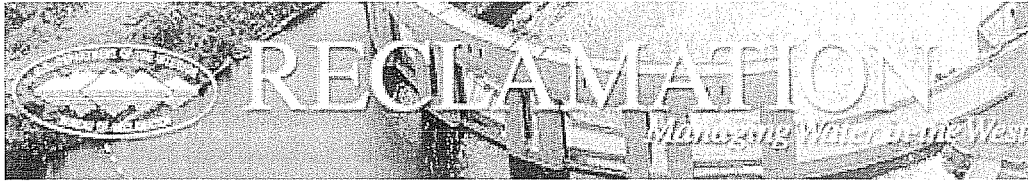
Date:

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

Date:



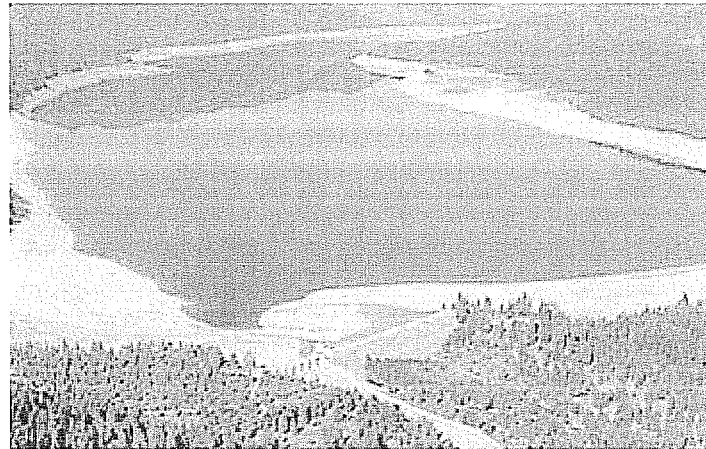
1-31-08


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Cle Elum Dam



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Statistics

General

- Region (Map) : Pacific Northwest
- State (Map) Washington
- County Kittitas
- Project: Yakima
- Dam type: Earthfill
- Location: 8mi NW of Cle Elum
- Watercourse: Cle Elum River
- Reservoir: Cle Elum
- Construction Date:1931-1933
- National ID Number WA00274
- Hydrologic Unit Code

Dimensions

- Crest Elevation of Dam: 2250.0 ft
- Structural Height of Dam: 165.0 ft
- Crest Length: 1801.0 ft
- Top of Joint Use: NA
- Top of Active Conservation: 2240.0 ft
- Top of Inactive Conservation: NA
- Spillway Crest: 2223.0 ft
- Top of Dead Storage: 2210.0 ft
- Streambed at Dam Axis : 2116.4 ft

Hydraulics

- Normal Water Surface Elev: 2240.0 ft
- Hydraulic Height: 123.6 ft
- Service Spillway Type:
- Uncontrolled Crest No
- Morning-Glory No
- Crest Length NA
- Gated
- Yes
- Capacity at Elev: 2240.0 ft, 40,000 cfs
- Auxiliary Spillway

Hydrology

- Drainage Area: 260.0 sq mi
- Hydrometeorological Report(HMR): HMR 57
- Flood Type: Oct-Feb General
- Storm Duration: 72 hrs
- Probable Maximum Flood (PMF) Report:
- Peak Inflow: 133,000 cfs
- Inflow Volume: 369,000 acre-ft
- Flow Duration: 7 days

- No
- Capacity at Elev. NA
 - Outlet Works Capacity at
 - Elevation 2212.0 ft., 5,000 cfs
- PMF Routing MWS Elev.: NA
 - Initial Routing Elev.:2240.0 ft
 - Study Date:September 1993

Power Generation

- Power Generation at Dam Site - None
- Bureau of Reclamation Power Program

Narration

Geology

Cle Elum Dam and Lake Cle Elum lie within the U-shaped glacial valley of the Cle Elum River. Successive multiple advances of alpine glaciers during the Pleistocene have formed this U-shaped valley. The terminal moraine/outwash complex, which was deposited during the most recent Pleistocene glacial advance, essentially blocked drainage of the valley forming a natural dam. Following deglaciation, a lake was formed behind the terminal moraine. The moraine was subsequently breached, and a deep channel was incised through the moraine and outwash deposits, forming the outlet of the glacial lake currently known as Lake Cle Elum. The high-stand water level of the glacial lake was very close to the maximum water surface of the existing Lake Cle Elum. Cle Elum Dam, main dike, and three smaller saddle dikes are sited along the crest of the youngest terminal moraine described above. This glacial moraine received its name, Domerie, after the Domerie Flats, an extensive outwash terrace immediately downstream from the dam. The moraine, which is about 60,000 to 65,000 years old, consists of unconsolidated sediments ranging in size from rock flour to boulders. Its thickness is estimated from drill hole investigations downstream of the dam. Investigations at the dam site have never penetrated the glacial moraine to bedrock. Bedrock in the vicinity of Cle Elum Dam includes various volcanic and sedimentary units.

Miscellaneous Links

| [Current Reservoir Storage, plus other storage Units within the Yakima River Basin](#) |

Links

| [Recreation](#) |

| [Dams Located by State](#) | [USBR Washington Dams](#) | [Pacific Northwest Region Dams](#) |

| **Owner:** Bureau of Reclamation, Upper Columbia Area Office,
PO Box 1749, Yakima, WA 98907-1749, (509) 575-5848 ext 202

| **Operator:** Bureau of Reclamation, Upper Columbia Area Office,
PO Box 1749, Yakima, WA 98907-1749, (509) 575-5848 ext 202

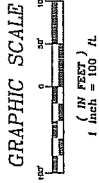
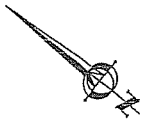
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P-08-XX

LAKE SHORE MEADOWS CLUSTER PLAT
A PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF SEC. 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON



PERFORMANCE BASED CLUSTER PLATING

OPEN SPACE (41.9%)	12.78 AC	41 POINTS
DEVELOPMENT AREA	16.68 AC	
CLASS B WELL		25 POINTS
COMMUNITY SEPTIC		10 POINTS
BUFFER ENHANCEMENT		10 POINTS
ACTIVE REC. FACILITIES		10 POINTS
PASSIVE REC. FACILITIES		6 POINTS
TOTAL	31.04 AC	101 POINTS



LEGEND

- SET 1/2" REBAR
- SECTION LINE

RECORDERS CERTIFICATE

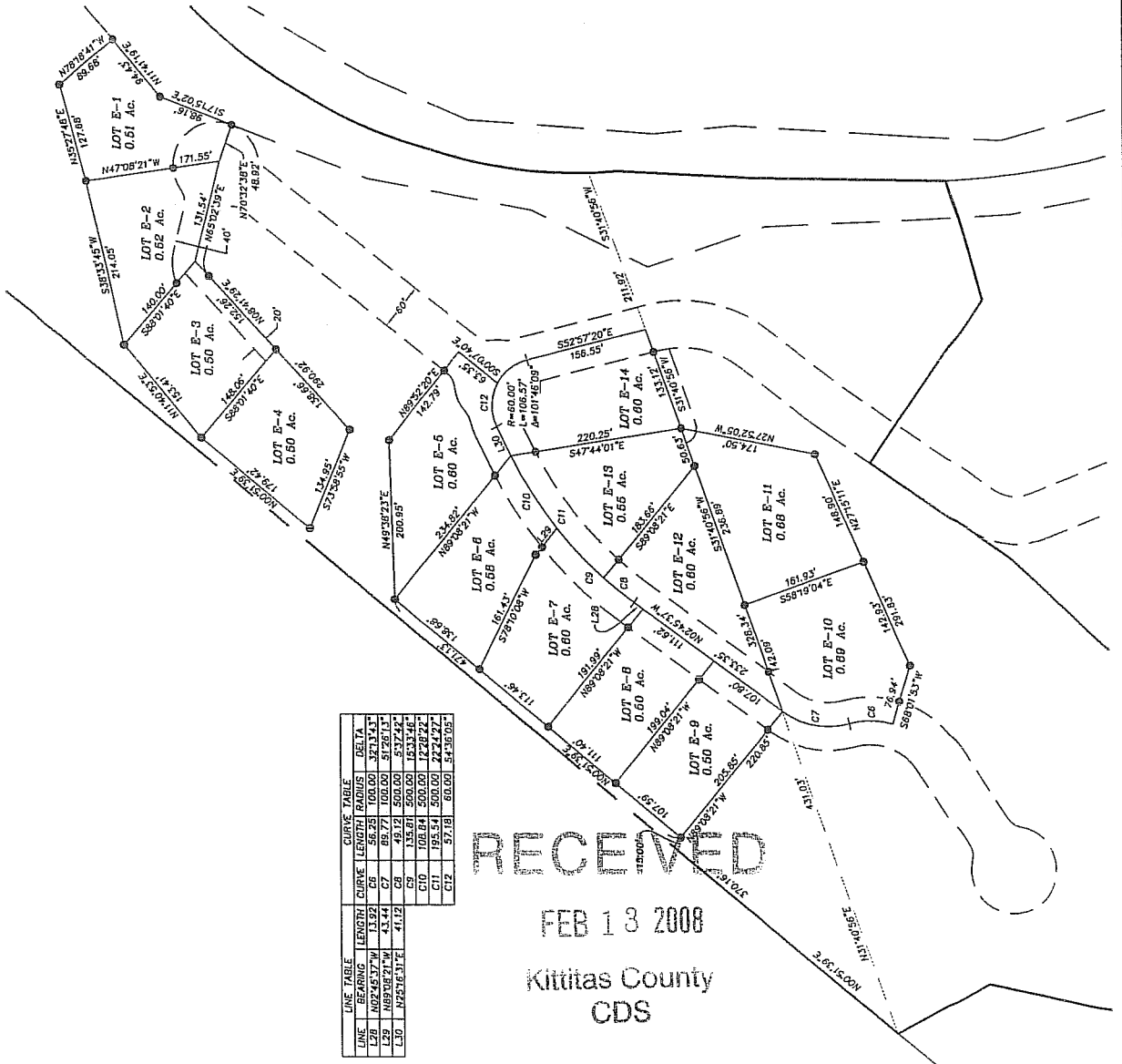
Filed for record this.....day of..... 20.....at.....M
 in book.....of.....at page.....at the request of
 David P. Nelson
 Surveyor's Name
 County Auditor
 Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by
 me or under my direction in conformance with the
 requirements of the Survey Recording Act at the
 request of.....ARASTOU,MONIAZER.....
 in.....MEC.....2007.
 David P. Nelson
 Certificate No. 18092

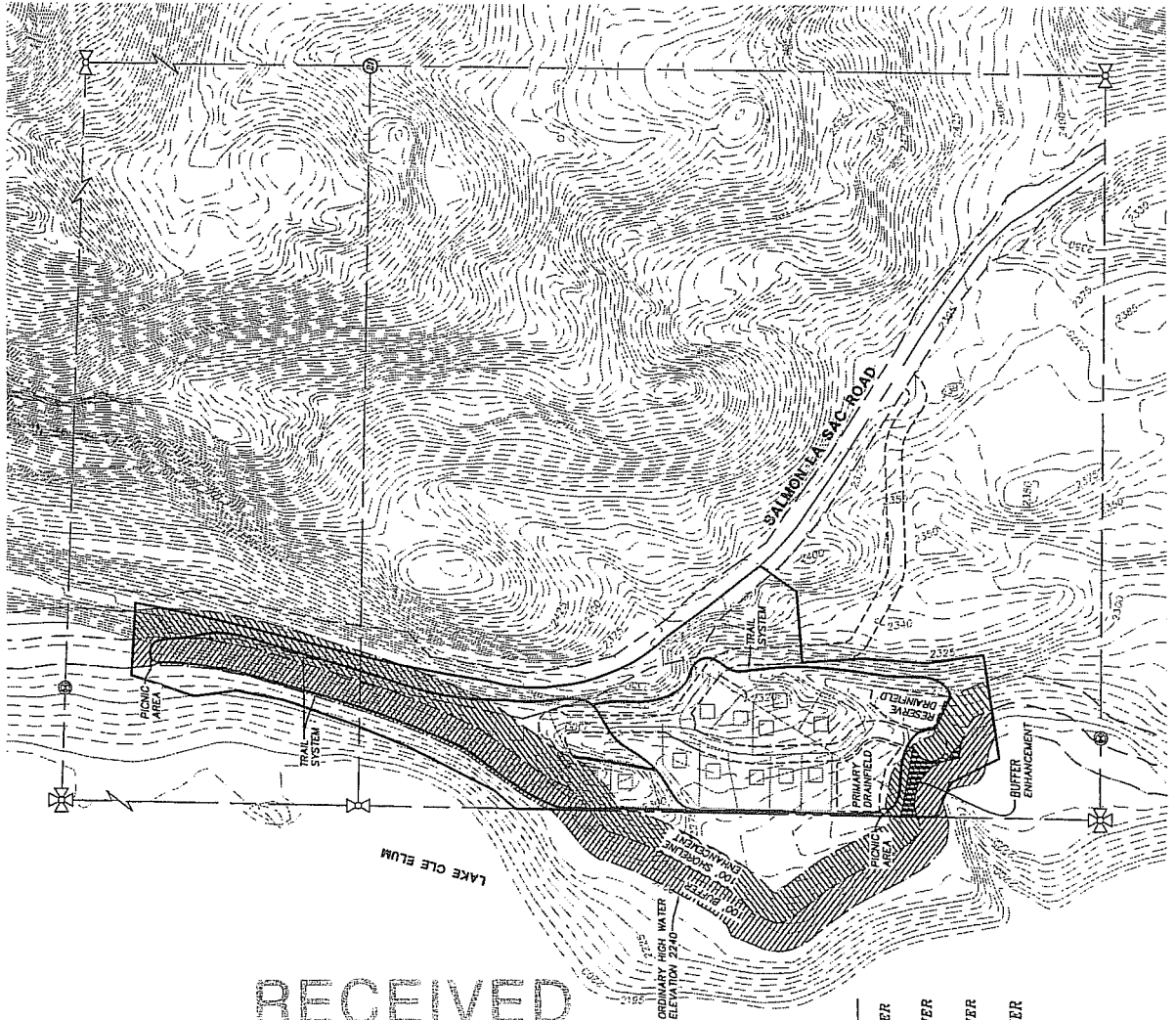
K.C.C.P. NO. 08-XX
A PTN OF THE WEST 1/2 OF THE WEST 1/2 OF SEC. 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

DWN BY	T. ROLETTO	DATE	02/2008	JOB NO.	07208
CHKD BY	D. NELSON	SCALE	1"=100'	SHEET	2 OF 4



LINE	BEARING	LENGTH	CURVE	CURVE RADIUS	DELTA
L2B	N02°45'37"W	13.21	C5	60.00	27.18
L2C	N09°08'21"W	10.00	C6	100.00	18.81
L2D	N42°18'31"E	41.12	C8	49.12	57.42
C9	S35°01'00"E	500.00			15.33
C10	N08°04'00"E	500.00			12.28
C11	S85°54'00"E	500.00			27.74
C12	S71°18'00"E	60.00			54.36

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KITTITAS COUNTY, WASHINGTON



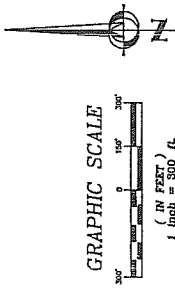
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LEGEND

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- QUARTER CORNER AS NOTED
- WITNESS CORNER AS NOTED
- SECTION LINE



GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

MERIDIAN: LAMBERT GRID NORTH
WASHINGTON STATE COORDINATE SYSTEM
OF NAD 1983/91 - SOUTH ZONE

AVERAGE COMBINED FACTOR = 0.99986681
ALL DISTANCES SHOWN HEREON ARE GRID
DISTANCES UNLESS OTHERWISE NOTED.



RECORDER'S CERTIFICATE

Filed for record this.....day of 20.....atM
 in book.....ofat page.....at the request of
 David P. Nelson
 Surveyor's Name

County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by
 me or under my direction in conformance with the
 requirements of the Survey Recording Act at the
 request of.....ARASTAIL MIGNAZER.....
 in.....DEC.....2007.

David P. Nelson
 Certificate No. 151892

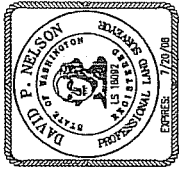
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A PTN OF THE WEST 1/2 OF THE WEST 1/2 OF SEC. 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON

DWN BY T. ROLETTO	DATE 02/2008	JOB NO. 07208
CHKD BY D. NELSON	SCALE 1"=300'	SHEET 3 OF 4



P-08-XX

LAKE SHORE MEADOWS CLUSTER PLAT
A PORTION OF THE WEST 1/2 OF THE WEST 1/2 OF SEC. 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITITIAS COUNTY, WASHINGTON



NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.
Call Before You Dig
1-800-553-4344

EXISTING LEGAL DESCRIPTION:

LOT E OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 21 OF SURVEYS AT PAGES 159 AND 160, UNDER AUDITOR'S FILE NUMBER 567743 RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITITIAS COUNTY, WASHINGTON.

NOTES:

- 1. THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE, BY CLUSTER PLAT, TAX PARCEL NUMBERS: 21-14-21000-0006 (12048) INTO 14 LOTS AS SHOWN ON SHEETS 1, 2 AND 3 OF THIS CLUSTER PLAT.
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 FILED TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. FOR SECTION BREAKDOWN, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION SEE THE SURVEY FILED IN BOOK 21 OF SURVEYS AT PAGES 159 AND 160, UNDER AUDITOR'S FILE NO. 567743, RECORDS OF KITITIAS COUNTY, STATE WASHINGTON AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS IS THE SAME AS SAID RECORD OF SURVEY.
4. 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.
5. PER ROW 17:10:140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITIAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE CURRENT KITITIAS COUNTY ROAD STANDARDS.
7. THIS SHORT PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
9. KITITIAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND.
10. PURSUANT TO ROW 90:44:050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
11. 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 KITITIAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
12. KITITIAS 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 HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
13. 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.

OWNER:
ARASTOU MONJAZER
13817 NE 20TH ST
BELLEVUE, WA 98005
EXISTING TAX PARCEL NUMBERS: 20-14-21000-0006 (12048),
14 LOTS
EXISTING ZONE: AG-3
SOURCE OF WATER: CLASS B SYSTEM
SEWER SYSTEM: COMMUNITY SEPTIC & DRAINFIELD

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, ARASTOU MONJAZER, WHOSE WIFE IS DEBORAH L. MONJAZER, AS HIS SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF ___, A.D., 2008.

ARASTOU MONJAZER
DEBORAH L. MONJAZER

ACKNOWLEDGEMENT

STATE OF WASHINGTON) 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
to be the individuals described in and who executed the within and
free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESSED under my hand and official seal this ___ day of ___, 2008.

Notary Public in and for the State of
by appointment expires _____

ADJACENT OWNERS:

- 21-14-21600-0004
21-14-28020-0007
1807 1/2 W. FIRST ST. #B
CLE ELLUM, WA 98022
21-14-28020-0003
APRIL ROGALSKI
1414 LAKESIDE AVE S
SEATTLE, WA 98144
21-14-28051-0001
1414 1/2 W. FIRST ST. #B
MARK ALASKAN
1950 ALASKAN WAY #135
SEATTLE, WA 98101
21-14-28020-0001
21-14-21000-0019
CEDAR GROVE LLC
P.O. BOX 687
ROSLYN, WA 98941
21-14-21000-0017
21-14-21050-0013
21-14-21050-0015
NEWPORT HILLS LAND CO LLC
P.O. BOX 687
ROSLYN, WA 98941

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RECORDER'S CERTIFICATE
Filed for record this ___ day of ___, 20___ at ___ of the request of
In book ___ of ___ at page ___ of the request of
David P. Nelson
Surveyor's Name
County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of ARASTOU MONJAZER.
In...P.C.N...2007.
David P. Nelson
Certificate No. 181892

K.C.C.P. NO. 08-XX
A PTN OF THE WEST 1/2 OF THE WEST 1/2 OF SEC. 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITITIAS COUNTY, WASHINGTON

Table with columns: DWN BY, CHKD BY, DATE, SCALE, JOB NO., SHEET. Values: T. ROLETTO, D. NELSON, 02/2008, 1"-300', 07208, 4 OF 4

