



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

December 26, 2007

Cruse & Associates
Chuck Cruse
PO Box 959
Ellensburg, WA 98926

RE: Weber Short Plat (SP-07-86)

Dear Chuck,

Kittitas County Community Development Services has determined that the Weber Short Plat (SP-07-86) is a complete application and hereby grants *conditional preliminary approval* subject to the following conditions:

- 1) Both sheets of the final mylars shall reflect short plat number SP-07-86 and an accurate legal description must be shown on the face of the final plat.
- 2) Full year's taxes must be paid for 2007 on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
- 3) Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administered by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on site.
- 4) Per requirement of Kittitas County Environmental Health, soil logs need to be completed and proof of water availability is needed.
- 5) Final approval and signature on the final mylars for this short plat are dependent upon the completion of the Dowdell/Weber Boundary Line Adjustment (BLA-07-56).
- 6) Please be advised that private protective covenants are a separate and distinct form of land use regulation from the County's subdivision, zoning and other development regulations. Covenants are enforced through private civil actions. The County does not have the jurisdiction to enforce private protective covenants and restrictions, as these are contracted between the landowners and developers, through which Kittitas County is not a party.
- 7) Please see the attached comments from Kittitas County Department of Public Works for additional information and items that must be addressed prior to final approval.

Approval of the Weber Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after Thursday, January 10, 2008. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. **This determination may be appealed pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$200 to the Kittitas County Board of Commissioners (205 W. 5th, Room 108) by January 10, 2008 at 5:00p.m.**

If you have any questions or need assistance, please contact our office at (509) 962-7506.

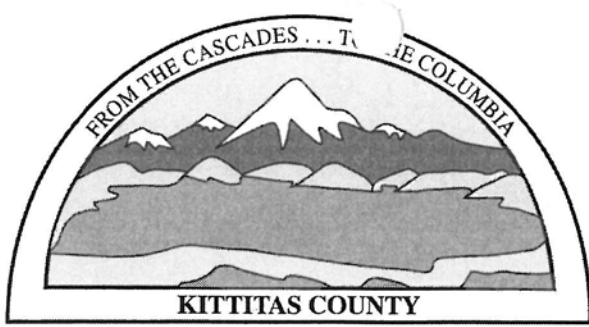
Sincerely,

Mackenzie Moynihan

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/

Administration

Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 102
Ellensburg, WA 98926

Environmental Health
411 North Ruby Street, Ste 3
Ellensburg, WA 98926
Phone (509) 962-7698
Fax (509) 962-7052

July 31, 2007

Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA. 98926

RE: Weber Short Plat (SP-07-86)

Dear Ms. Moynihan,

Thank you for the opportunity to comment on the above referenced project. Water availability is needed and the soil logs need to be done.

Thank you for your time.

Sincerely,

Holly Duncan
Environmental Health Specialist

Mackenzie Moynihan

From: Christina Wollman
Sent: Friday, July 20, 2007 12:21 PM
To: 'Eric B Christenson'; Mackenzie Moynihan
Subject: RE: Weber Short Plat

Eric and Susan,

For the record, I would like to clarify that Kittitas County Community Development Services enforces the County's subdivision and zoning code and makes the final decision on whether to approve or deny a subdivision.

Public Works reviews subdivision applications to ensure that the project complies with Kittitas County Road Standards (KCC Title 12).

This clarification, in my opinion, does not change the intent of your comment.

Christina

From: Eric B Christenson [mailto:ericbc@nwlinc.com]
Sent: Thursday, July 19, 2007 9:34 PM
To: Mackenzie Moynihan
Cc: Christina Wollman
Subject: Weber Short Plat

Mackenzie,

Thanks for your help in understanding the process and how I need to proceed with this County approved Subdivision, and referral to Christina Wollman.

Please us this e-mail letter as my comments to the Notice of Application, Weber Short Plat, SP-07-86.

To: Kittitas County Department of Public Works
411 North Ruby Street, Suite 2
Ellensburg, Washington 98926

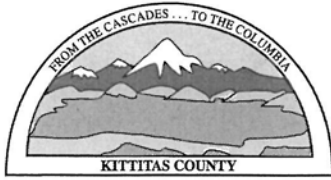
From: Eric and Susan Christenson
648 Masterson Rd.
Cle Elum, Washington 98922
Phone: H 425.746.6855 Cell 206.612.3285

Please be advised that after receiving the Notice of Application in regard to the Weber Short Plat, myself and my wife are in complete disagreement with the Kittitas County Department of Public Works decision, to approve or even consider a change to the five acre home site at 652 Masterson Road in Cle Elum. We have read the excerpt e-mailed to us from Christina Wollman, and after careful thought, we do not disagree with the statement that the County does not enforce covenants. But, we are in opposition to the County "breaking" the legal and binding covenants established by Mr. Harry Masterson on May 18th, 2000, by granting approval to reduce the size of the established five acre home sites. This violates the protective covenant, item 10, of the Declaration of Easements, Auditors File No. 200005240022. Please reconsider this Short Plat Application.

Thank You, Eric and Susan

7/23/2007

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KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mackenzie Moynihan, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: July 16, 2007
SUBJECT: Weber Short Plat SP-07-86

Our department has reviewed the Short Plat application and has the following comments:

- "Preliminary Approval" has been granted, based on the information provided.
- "Conditional Preliminary Approval"** has been granted, based on the information provided. See below for conditions of preliminary approval:
- "Additional Information Requested". Prior to continuing the approval process for the submitted development, additional information is requested for analysis.
-

The following shall be conditions of preliminary approval:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements: Access from Masterson Road to Lot 1 shall be constructed to meet or exceed the requirements of a High-Density Private Road and serve no more than 14 tax parcels. A cul-de-sac shall be constructed at the end of the private road. See current Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 40' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 12%.

Page 1 of 4

- e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
3. Cul-de-Sac: A cul-de-sac turnaround shall be constructed at the end of the private road. The turnaround shall have an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
- a. Cul-de-sac design, reference 2006 International Fire Code.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
4. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.

- c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
7. Access Permit: An approved access permit shall 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.
8. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
9. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
10. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and

5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"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."

Please let me know if you have any questions or need further information.

Mackenzie Moynihan

From: Eric B Christenson [ericbc@nwlink.com]
Sent: Thursday, July 19, 2007 9:34 PM
To: Mackenzie Moynihan
Cc: Christina Wollman
Subject: Weber Short Plat

Mackenzie,

Thanks for your help in understanding the process and how I need to proceed with this County approved Subdivision, and referral to Christina Wollman.

Please us this e-mail letter as my comments to the Notice of Application, Weber Short Plat, SP-07-86.

To: Kittitas County Department of Public Works

411 North Ruby Street, Suite 2

Ellensburg, Washington 98926

From: Eric and Susan Christenson

648 Masterson Rd.

Cle Elum, Washington 98922

Phone: H 425.746.6855 Cell 206.612.3285

Please be advised that after receiving the Notice of Application in regard to the Weber Short Plat, myself and my wife are in complete disagreement with the Kittitas County Department of Public Works decision, to approve or even consider a change to the five acre home site at 652 Masterson Road in Cle Elum. We have read the excerpt e-mailed to us from Christina Wollman, and after careful thought, we do not disagree with the statement that the County does not enforce covenants. But, we are in opposition to the County "breaking" the legal and binding covenants established by Mr. Harry Masterson on May 18th, 2000, by granting approval to reduce the size of the established five acre home sites. This violates the protective covenant, item 10, of the Declaration of Easements, Auditors File No. 200005240022. Please reconsider this Short Plat Application.

Thank You, Eric and Susan

7/23/2007

Mackenzie Moynihan

From: marla gall [marlalee@hotmail.com]
Sent: Friday, July 20, 2007 4:48 PM
To: Mackenzie Moynihan
Cc: Christina Wollman
Subject: Weber Short Plat #07-86

First to identify ourselves. We are the owners of the 5 acres located at 644 Masterson Rd., Cle Elum, WA. It recently came to our attention that our neighbor to the south of us, Darin Weber, has submitted the above referenced short plat application. Unfortunately, we were not sent a copy of the application, even though we will be directly impacted, as the easement to the short plat is through our property. Please accept this email as evidence of our grave concern regarding this application. The original parcels that Darin is attempting to subdivide are protected under a covenant, which was recorded under the original sale of the property from Harry Masterson. Unfortunately, I do not have the filing # of that document, but can furnish you with a copy if necessary. It clearly states in number 10 of that document that "there shall be no further subdivision or boundary line adjustment of any Parcel, except that a boundary line adjustment may be used to combine Parcels or make a Parcel larger."

This covenant covers parcels B,C, and D of which Darin is subdividing parcel D. We live on Parcel B. We would like to see this application declined.

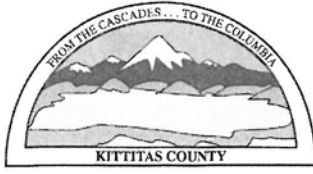
Could you please also make sure that we are notified as to any other action on this application.

Thank you for your help in this matter and please respond as to the next course of action on this application.

Sincerely,

Kelly and Marla Gall

See what you're getting into before you go there



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

June 12, 2007

Cruse & Associates
Chuck Cruse
PO Box 959
Ellensburg, WA 98926

RE: Weber SP-07-86

Dear Mr. Cruse,

Review of the referenced application is contingent upon the processing of an existing application which has not yet received final approval from our department. The review of the referenced application will continue upon finalization of Dowdell/Weber BLA-07-56.

Sincerely,

Mackenzie Moynihan
Staff Planner

cc: Darrin Weber

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

Mackenzie Moynihan

From: Christina Wollman
Sent: Monday, July 16, 2007 11:59 AM
To: 'ericbc@nwlink.com'
Cc: Mackenzie Moynihan
Subject: Weber Short Plat

Eric,

During our phone conversation on July 12th, we discussed the covenants associated with your property. Kittitas County does not have the ability to enforce the restrictions of the Declaration of Protective Covenants and Road Easement (AFN 200005240022). Here is an excerpt from a CDS Administrative Appeal Staff Report on an issue very similar to yours:

Private protective covenants are a separate and distinct form of land use regulation from the County's subdivision, zoning and other development regulations. Covenants are enforced through private civil action. The County does not have the jurisdiction to enforce private protective covenants and restrictions. Restrictive covenants are a contract between the landowners in a specific area and the developer and Kittitas County is not a party to this contract. Ordinarily, a private attorney or homeowners association is consulted regarding the enforcement of private protective covenants. (Callaway Short Plat Appeal).

Specific to road maintenance, your covenants include a maintenance agreement, which the County also does not have the ability to enforce. Kittitas County Road Standards do require all private roads to be "Maintained by the developer or legally responsible owner or homeowner' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement"." (KCRS 12.12.010(6)). Again, this is to be enforced by the landowners.

After subdivision of property, private roads must be improved and certified by an engineer to meet Kittitas County Road Standards prior to the issuance of a building permit. From my preliminary review, it appears that the road will need to be improved to have a 22' wide gravel surface, paved apron at the intersection of the county road, and an emergency turnaround constructed at the end of the road, among other requirements.

If you have any other questions, please contact me or Mackenzie.

Christina Wollman

Planner II
 Kittitas County Department of Public Works
 411 N Ruby Suite 1
 Ellensburg WA 98926
 509.962.7051

From: Mackenzie Moynihan
Sent: Thursday, July 12, 2007 8:54 AM
To: Christina Wollman
Subject: Weber Short Plat

First of all, do you have north of I-90 or does Randy? I think this short plat is yours.

I took a phone call from an adjoining landowner this morning who has questions about the proposed access to these two lots (specifically the south lot). Could you call him back? His name is Eric Christenson and phone is 206-612-3285.

Let me know....

7/16/2007

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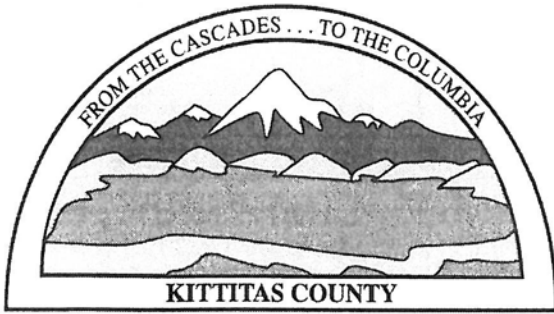


Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926
Phone: 509.962.7024
Email: mackenzie.moynihan@co.kittitas.wa.us

MACKENZIE

PUBLIC HEALTH DEPARTMENT

www.co.kittitas.wa.us/health/



Administration
Community Health Services
Health Promotion Services
507 N. Nanum Street, Ste 2
Ellensburg, WA 98926
Phone: (509) 962-7515
Fax: (509) 962-7581

Environmental Health
411 N. Ruby Street, Ste. 3
Ellensburg, WA 98926
Phone: (509) 962-7698
Fax: (509) 962-7052

June 3, 2007

Cruse & Associates
217 E Fourth St
Ellensburg WA 98926

Dear Mr. Cruse,

We have received the proposed Weber Short Plat, located in Section 33, Township 20 N, Range 16E, off of Masterson Rd Road. We have also received the \$376.88 plat submission fee (receipt #051458).

For plat approval both sewage and water availability must be satisfactorily addressed. Refer to WAC 246-272-20501 and 246-272-09501 for septic and well setbacks.

For sewage disposal you have two options:

1. **PUBLIC UTILITY SEWER**

Submit a signed letter of agreement between the responsible public utility official and the developer/owner or other documentation that provides proof of connection to public sewer.

2. **ON SITE SEWAGE**

Soil logs will need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Prior to receiving final approval for subdivisions (short and long plats) in Kittitas County, applicants shall be required to show the adequacy of potable water supplies proof of potable water supply can be demonstrated four ways:

1. **PUBLIC UTILITY WATER SUPPLY APPLICANTS** – shall submit a signed letter of agreement with the responsible public utility official and the developer/owner, granting delivery of potable water for the entire development.
2. **GROUP "A" PUBLIC WELL** – if you have an existing well and a Department of Ecology issued "water right" for potable usage of the well, Washington State Department of Health (DOH) is the regulatory authority for approving Group A systems. We require written verification that DOH has approved the system prior to final plat approval (see contact information below). If you have not secured a water right for potable use you must contact the Washington State Department of

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Ecology (Central Region Office) located in Yakima, Washington to begin the process of obtaining a water right. Their contact number is: (509) 575-2800.

3. GROUP "B" PUBLIC WELLS – As of January 11, 2007, Washington State Department of Health is the regulatory authority for approving Group B Water Systems in Kittitas County. The process for approval includes a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval; drilling of the well and/or ensure that the well is located within the subdivision boundaries; completion of the well infrastructure, the workbook and all related documentation including testing and satisfactory results. After all of the aforementioned information is submitted, reviewed, and approved by Washington State DOH, final issuance of the well ID number completes the requirement.

Washington State Department of Health
1500 W. 4th, Suite 305
Spokane, WA 99204
(509) 456-2453
ATTN: Tom Justus, Regional Engineer

4. INDIVIDUAL WELLS – the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist. According to Critical Areas Ordinance 17A.08.25, individual wells must be located 50 feet from all property lines.

All applicants for subdivision (short and long plats) utilizing wells shall have a note placed on the face of the final mylars that states:

"Kittitas 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 division."

Once we have received and reviewed complete information, we will notify Community Development Services through our Environmental Health Checklist that you have satisfactorily addressed health department requirements.

Sincerely,



Cathy Bambrick
Kittitas County Environmental Health Manager

cc: Community Development Services
Darrin Weber / Frank Dowell

Mackenzie Moynihan

From: Christina Wollman
Sent: Monday, July 16, 2007 10:12 AM
To: Scott Turnbull; Mackenzie Moynihan
Subject: FW: Weber Short Plat

Scott – I was asked to document a phone conversation last week. Is what I have written here correct or should it be worded differently?

Eric,

During our phone conversation on July 12th, we discussed the covenants associated with your property. Kittitas County does not have the ability to enforce the restrictions of the Declaration of Protective Covenants and Road Easement (AFN 200005240022). Here is an excerpt from a CDS Administrative Appeal Staff Report on an issue very similar to yours:

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Christina Wollman

Planner II
 Kittitas County Department of Public Works
 411 N Ruby Suite 1
 Ellensburg WA 98926
 509.962.7051

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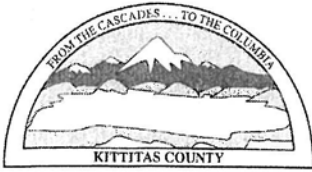
7/16/2007

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Let me know....



Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926
Phone: 509.962.7024
Email: mackenzie.moynihan@co.kittitas.wa.us



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June 12, 2007

Cruse & Associates
Chuck Cruse
PO Box 959
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RE: Weber SP-07-86

Dear Mr. Cruse,

Review of the referenced application is contingent upon the processing of an existing application which has not yet received final approval from our department. The review of the referenced application will continue upon finalization of Dowdell/Weber BLA-07-56.

Sincerely,

Mackenzie Moynihan
Staff Planner

cc: Darrin Weber

per Chuck Cruse - they will finish BLA upon receipt of conditional preliminary approval of SP. 07-86.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

BERGSTROM MARY JEAN
800 MASTERSON RD
CLE ELUM WA 98922

STEPHENSON JIM D. ETUX
PO BOX 485
CLE ELUM WA 98922

GAVIN MICHAEL T ETUX
PO BOX 843
CLE ELUM WA 98922

CHRISTENSON ERIC B ETUX
1204 164TH AVE SE
BELLEVUE WA 98008

BERGSTROM MARY JEAN
800 MASTERSON RD
CLE ELUM WA 98922

DOWDELL FRANKLIN ETUX
480 MASTERSON RD
CLE ELUM WA 98922

WEBER DARRIN ETUX
652 MASTERSON RD
CLE ELUM WA 98922

WANECHER LARRIN G. ETUX
5903 HIGHWAY 970
CLE ELUM WA 98922

CRUSE & ASSOC.
PO BOX 959
ELLENSBURG, WA 98926

Irrigation District (send early Notice, labels next to
color printer)

Fire District # (Paste from List)

School District (Paste from List)

Kittitas County Public Works

City
(If in or near Urban Growth Area)

Bonneville Power Administration
(If applicable paste from list)

Kittitas County Enforcement and Investigation

Kittitas County Environmental Health

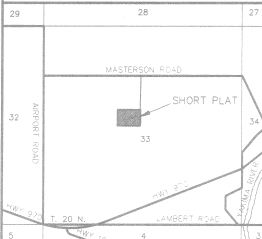
Kittitas County Sheriff's Department

(if applicable)
Washington State DOT
Rick Holmstrom
PO Box 12560
Yakima, WA 98909

Fairpoint Communications
Tom Stevens
208 W. Third
Ellensburg, WA 98926

5

VICINITY MAP



APPROVALS

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

KITITAS COUNTY ENGINEER

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. 200__

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE WEBER 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. 200__

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-16-33020-001

DATED THIS _____ DAY OF _____ A.D. 200__

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: DARRIN WEBER ETUX/FRANK DOWELL ETUX
 ADDRESS: 652 MASTERSTON RD.
 CLE ELLUM, WA 98922
 PHONE: (206) 437-2822

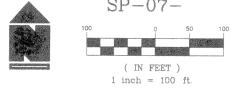
EXISTING ZONE: AG-3
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: PRIVATE ACCESS ESM'T
 NO. OF SHORT PLATTED LOTS: TWO (2)
 SCALE: 1" = 100'

SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

WEBER SHORT PLAT
 PART OF SECTION 33, T. 20 N., R. 16 E., W.M.
 KITITAS COUNTY, WASHINGTON

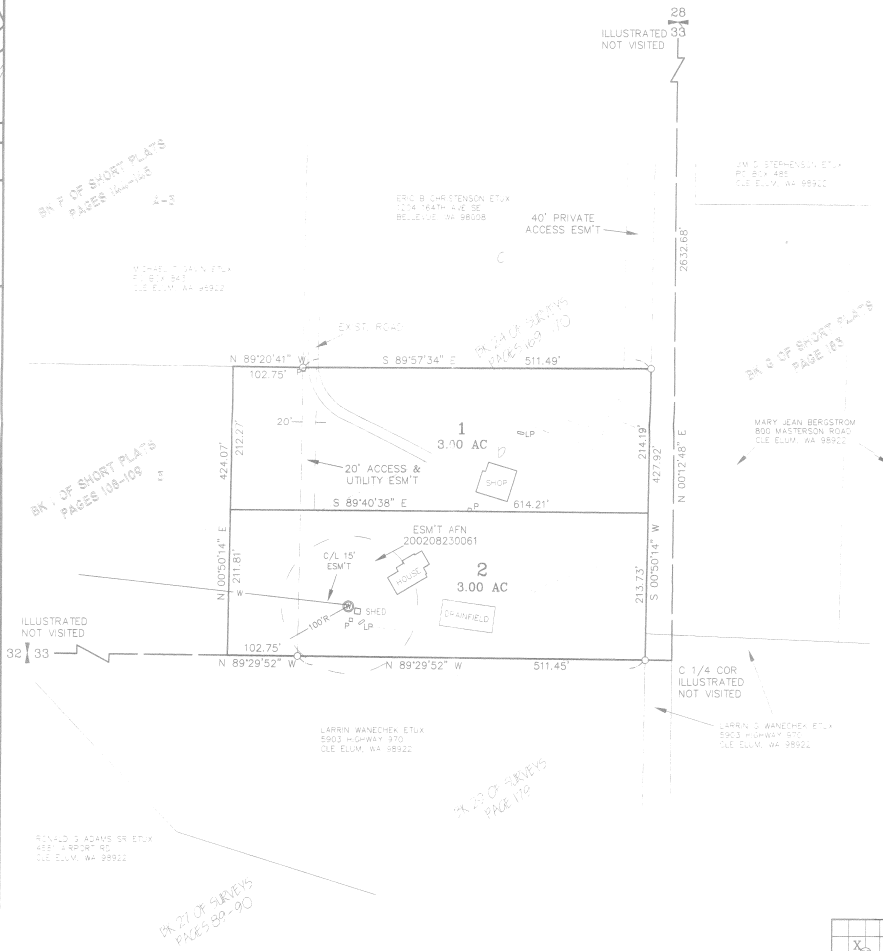
RECEIVING NO. _____

SP-07-



LEGEND

- SET 5/8" REBAR W/ 'YELLOW CAP - 'CRUSE 18078'
- FOUND PIN & CAP
- x- FENCE
- - - EASEMENT



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____ 2007, at _____ M., in Book I of Short Plats at page(s) _____ at the request of Cruse & Associates.

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 DARRIN WEBER in MAY of 2007.

Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
 DATE: 4-1-07



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St. P.O. Box 959
 Ellensburg, WA 98926 (509) 982-8242

WEBER SHORT PLAT
PART OF SECTION 33, T. 20 N., R. 16 E., W.M.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. _____

SP-07-

LEGAL DESCRIPTION

PARCEL 1

PARCEL D, OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 29, 1999, IN BOOK 24 OF SURVEYS, PAGES 169 AND 170, UNDER AUDITOR'S FILE NO. 199910290047, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

PARCEL 2

THE EAST 102.75 FEET, PERPENDICULAR MEASURE, OF LOT 3, OF DOWDELL SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-06-46, AS RECORDED JANUARY 17, 2007, IN BOOK 1 (1) OF SHORT PLATS, PAGES 108 AND 109, UNDER AUDITOR'S FILE NO. 200701170011, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT DARRIN K. WEBER AND SUSAN J. WEBER, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HERIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2007.

DARRIN K. WEBER

SUSAN J. WEBER

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS } S.S.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DARRIN K. WEBER AND SUSAN J. WEBER, TO ME KNOWN TO BE THE PERSONS THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES 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.
2. 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.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 24 OF SURVEYS, PAGES 169-170, BOOK 1 OF SHORT PLATS, PAGES 108-109 AND THE SURVEYS REFERENCED THEREON.
5. BY KITITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS ALLOWED FOR LOTS 3 ACRES OR LESS IN SIZE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
9. KITITAS 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 DIVISION.
10. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
11. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
12. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 36.70A.080(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2007, at _____ M., in Book 1 of Short Plats
at page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242

WEBER SHORT PLAT

WEBER SHORT PLAT
PART OF SECTION 33, T. 20 N., R. 16 E., W.M.
KITITAS COUNTY, WASHINGTON

RECEIVING NO. _____

SP-07-

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), (SOLELY AS NOMINEE FOR LENDER, AS HEREINAFTER DEFINED, AND LENDER'S SUCCESSORS AND ASSIGNS), THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED. LENDER: HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.)

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2007.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS")

NAME _____ TITLE _____
NAME _____ TITLE _____

ACKNOWLEDGEMENT

STATE OF _____) S.S.
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ RESPECTIVELY, OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.), 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 THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____ RESIDING AT _____
MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT COUNTRYWIDE HOME LOANS, INC., A NEW YORK CORPORATION, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 2007.

COUNTRYWIDE HOME LOANS, INC.

NAME _____ TITLE _____
NAME _____ TITLE _____

ACKNOWLEDGEMENT

STATE OF _____) S.S.
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ RESPECTIVELY, OF COUNTRYWIDE HOME LOANS, INC., 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 THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____ RESIDING AT _____
MY COMMISSION EXPIRES: _____

SHEET 3 OF 3

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT FRANKLIN T. DOWDELL AND BIRCHIE V. DOWDELL, HUSBAND AND WIFE, THE UNDERSIGNED OWNERS 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., 2007.

FRANKLIN T. DOWDELL _____ BIRCHIE V. DOWDELL _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITITAS)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRANKLIN T. DOWDELL AND BIRCHIE V. DOWDELL, TO ME KNOWN TO BE THE PERSONS THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____
MY COMMISSION EXPIRES: _____

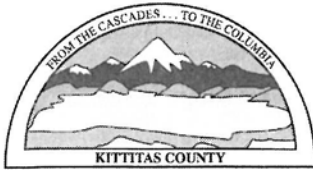
AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____
2007, at _____ M., in Book I of Short Plats
at page(s) _____ at the request of Cruse & Associates.

GERALD V. PETTIT by _____
KITITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St. P.O. Box 959
Ellensburg, WA 98926 (509) 962-8242
WEBER SHORT PLAT



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

NOTICE OF APPLICATION

To: Kittitas County Sheriff's Department
Kittitas County Fire District # 7
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Kittitas County Enforcement and Investigation
Cle Elum/Roslyn School District 404
Adjacent Property Owners
Applicant

From: Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services

Date: July 6, 2007

Subject: **Weber Short Plat, SP-07-86**

Chuck Cruse of Cruse & Associates, authorized agent for Darrin Weber and Frank Dowdell, landowners, submitted an application for a 2 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 6 acres of land that is zoned AG-3, located southeast of the City of Cle Elum and on the south side of Masterson Road east of Airport Road, Cle Elum, WA 98922 and located in Section 33, T. 20 N. R. 16 E., W.M., in Kittitas County. Tax Parcel number 20-16-33020-0011.

Please find enclosed the Short Plat application for the above referenced project and a vicinity map. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services office at 411 N. Ruby, Suite 2, Ellensburg, WA, 98926. Phone (509)962-7506.

Please send any comments regarding potential adverse environmental impacts and the application by July 21, 2007 @ 5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA, 98926, attention Mackenzie Moynihan, Staff Planner.

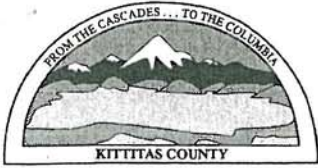
Conditional preliminary approval may be granted based on timely comments received prior to July 21, 2007. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

6



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

SP-07-86

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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.
Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

OPTIONAL ATTACHMENTS

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

- Certificate of Title (Title Report)
Computer lot closures

FEES:

\$190 plus \$10 per lot for Public Works Department;
\$376.88 plus \$75/hr. over 4 hrs. for Environmental Health Department;
\$450 for Community Development Services Department
(One check made payable to KCCDS)

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE

SIGNATURE:

DATE:

RECEIPT #:

X

[Handwritten signature]

6-4-07

051458

NOTES:

RECEIVED

JUN 04 2007
DATE STAMP
HERE
KITTTAS COUNTY
CDS

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

1

1. Name, mailing address and day phone of land owner(s) of record:

Name: Darrin Weber et ux / Frank Rowdell et ux
Mailing Address: 652 Masterson Rd
City/State/ZIP: Clr Elum, WA 98922
Day Time Phone: (206) 437-2822
Email Address: _____

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

Agent Name: Chuck Cruise / Cruise & Associates
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: _____
Email Address: _____

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 652 Masterson Road
City/State/ZIP: _____

5. Legal description of property: Lot D, Book 24 of Surveys, pgs 169-170
& ptn of Lot 3, Block I of Short plat, pgs 108-109

6. Tax parcel number(s): 20-16-33020-0011

7. Property size: 6.00 (acres)

8. 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):
2 lot short plat w/ individual wells & septic

9. Are Forest Service roads/easements involved with accessing your development?
Yes No (Circle) If yes, explain: _____

10. What County maintained road(s) will the development be accessing from?
Masterson Road

11. 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.

Signature of Authorized Agent:

Date:

X _____

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

Date:

X [Signature]

Date: 6-1-07

①