

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 2
Kittitas County Environmental Health
Kittitas County Solid Waste Programs
Kittitas County Public Works
Kittitas County Enforcement and Investigation
Kittitas County Fire Marshal
Kittitas School District
Fairpoint Communications
Kittitas Reclamation District
Adjacent Property Owners
Applicant

From: Mike Elkins, Staff Planner

Date: February 13, 2008

Publish: February 15, 2008 (Daily Record)

Subject: **School Heights Short Plat, File Number SP-07-99**

Chuck Cruse of Cruse & Associates, authorized agent for School Heights LLC, landowner, submitted an application for a 4 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 8.93 acres of land that is zoned Rural Residential, located immediately northwest of the City of Kittitas, 2/3 mile north of Kittitas Highway, on Fairview Road, Ellensburg, WA, 98926, located in a portion of Section 2, T17N, R19E, WM, in Kittitas County. Map Number 17-19-02000-0008.

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.

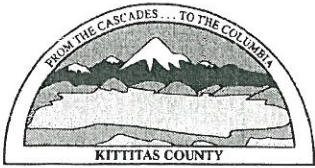
Please send comments regarding the application and potential adverse environmental impacts by February 29, 2008 @5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA., 98926, Attention: Mike Elkins, Staff Planner.

Conditional preliminary approval may be granted based on timely comments received prior to February 29, 2008.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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SP-07-99

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTTITAS 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

KCO

6/14/07

0511617

DATE STAMP
HERE
2007

NOTES:

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

Name: School Hrights LLC
Mailing Address: 2813 Airport Road
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 925-6916
Email Address: _____

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

Agent Name: Chud Course / Course & Assoc
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 962-8242
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: Fairview Road
City/State/ZIP: Ellensburg, WA 98926

5. Legal description of property: Parcel 1, Book 31 of Surveys
pages 208-209

6. Tax parcel number(s): 17-19-02000-0008

7. Property size: 8.93 Acres (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):

4 lot short plat (Lot 1 unbuildable)
w/ individual wells and septic systems

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?

Fairview 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:

X

Date:

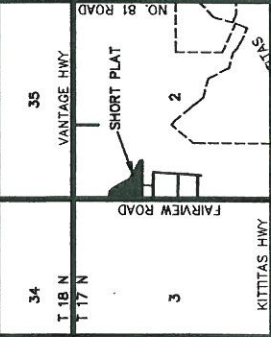
5/29/07

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

X

Date:

VICINITY MAP



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2007.

DIRECTOR, DEPARTMENT OF PUBLIC WORKS
 KITTITAS 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., 2007.

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE SCHOOL HEIGHTS SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2007.

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS 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. 1718-02000-0008

DATED THIS _____ DAY OF _____ A.D., 2007.

KITTITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME SCHOOL HEIGHTS LLC
 ADDRESS 2813 AIRPORT ROAD ELLENBURG, WA 98926
 PHONE (509) 625-8916

EXISTING ZONE: SUBURBAN
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 NO IMPROVEMENTS PER THIS APP
 WIDTH AND TYPE OF ACCESS: 60' COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: THREE (3)
 SCALE: 1" = 100'

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

**SCHOOL HEIGHTS SHORT PLAT
 LOCATED IN SECTION 2, T. 17 N., R. 19 E., W.M.
 KITTITAS COUNTY, WASHINGTON**

34, 35 ILLUSTRATED
 37, 38 NOT VISITED

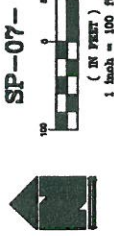
ROBERT L. SHIPLEY ETUX
 6232 S. 177TH PL
 SEATTLE, WA 98178

THINNY FARMS S
 1023 THORP HWY S
 ELLENBURG, WA 98926

SCHOOL HEIGHTS LLC
 2813 AIRPORT ROAD
 ELLENBURG, WA 98926

MOL DEVELOPMENT INC
 PO BOX 1177
 ELLENBURG, WA 98926

60' PRIVATE ACCESS
 & UTILITY ESMT
 AFN 200705010047



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - CRUISE 18078
- FOUND PIN & CAP
- x— FENCE

RECEIVING NO. SP-07-

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 Cruise & Associates.

JERALD V. PETTIT BY
 KITTITAS COUNTY AUDITOR

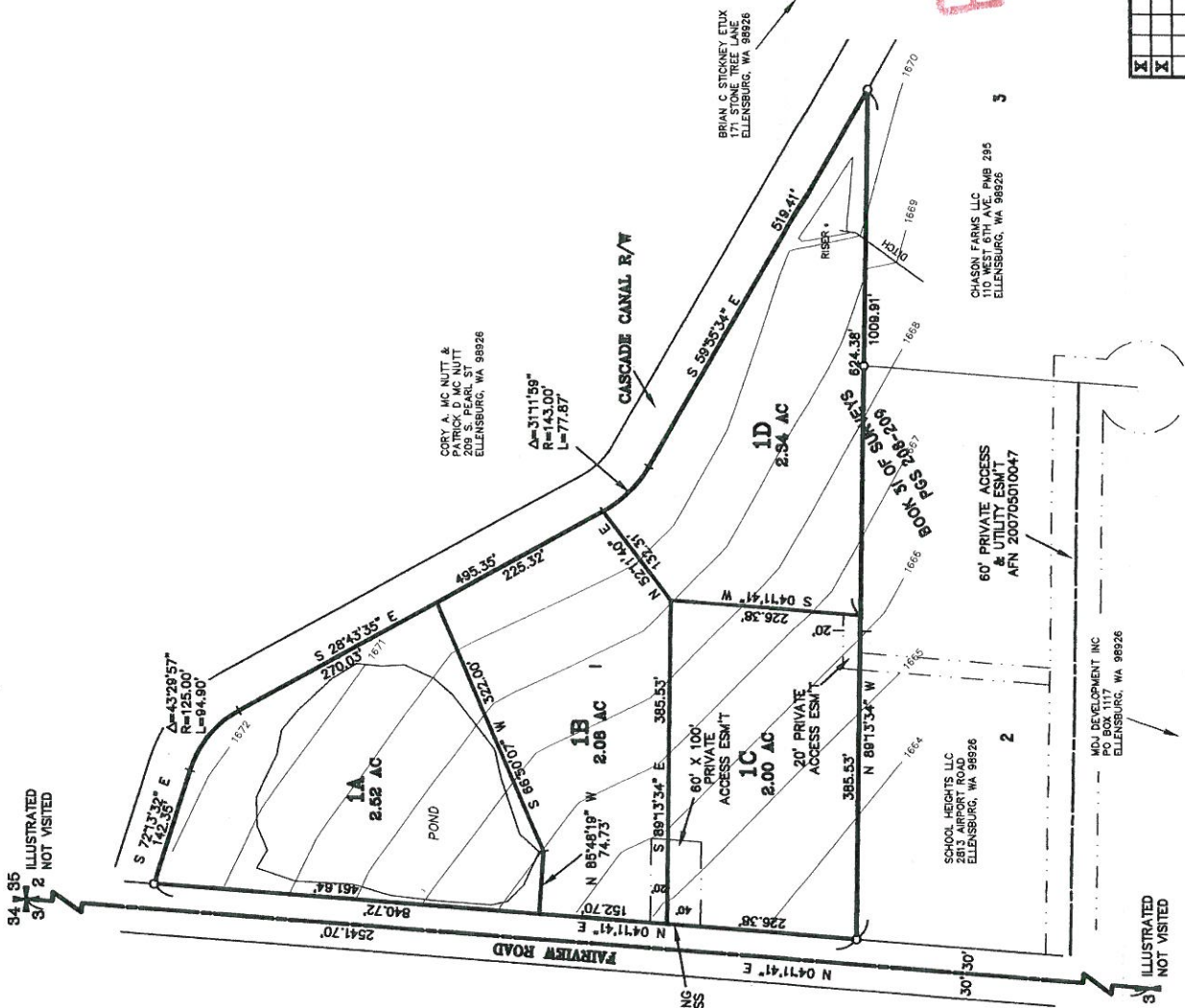
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of SCHOOL HEIGHTS LLC in MAY of 2007.

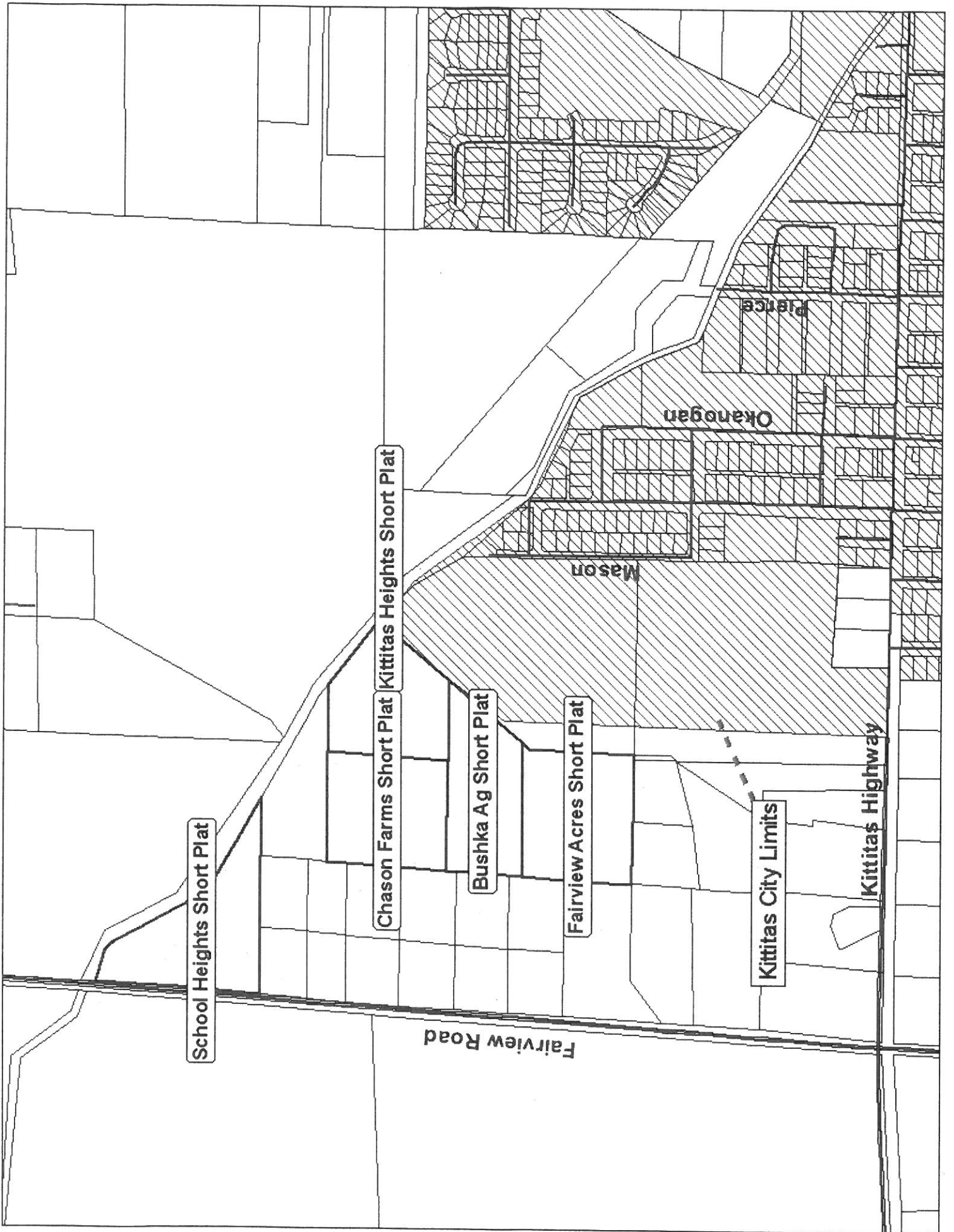


PRELIMINARY
 Charles A. Cruise, Jr.
 CHARLES A. CRUISE, JR.
 Professional Land Surveyor
 License No. 18078
 DATE 6-8-07

CRUISE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 962-8242
SCHOOL HEIGHTS SHORT PLAT



3 ILLUSTRATED
 NOT VISITED



School Heights Short Plat

Chason Farms Short Plat Kittitas Heights Short Plat

Bushka Ag Short Plat

Fairview Acres Short Plat

Fairview Road

Kittitas City Limits

Kittitas Highway

Mason

Okanagan

Pierce