

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

SP-08-00026

SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

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

- 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 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.

OPTIONAL ATTACHMENTS

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

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

APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;
\$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
\$630 for Community Development Services Department
(One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X Kate Brun

DATE:

5/19/08

RECEIPT #

NOTES:

PAID

DATE STAMP
MAY 19 2008

KITTTITAS CO.
CDS

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Landowner(s) signature(s) required on application form.

Name: Kendell Huseby
Mailing Address: 106 Table Mt. Road
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 933-2669
Email Address: _____

2. **Name, mailing address and day phone of authorized agent (if different from land owner 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: 106 Table Mt. Road
City/State/ZIP: Ellensburg, WA 98926

4. **Legal description of property:**

See attached description on the preliminary plat map.

5. **Tax parcel number(s):** 17-19-06055-0011

6. **Property size:** 1.53 (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 is a 2 lot subdivision in the rural residential zone. The property is located east of Ellensburg, south of the Vantage Hwy off of Table Mt. Road in Sect. 06, T17N., R19E., W.M., Kittitas County. Sewage will be onsite individual septic and water will be individual or sharred well.

8. **Are Forest Service roads/easements involved with accessing your development?**

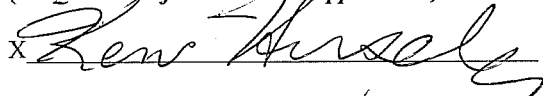
Yes (Circle) If yes, explain:

9. **What County maintained road(s) will the development be accessing from?**
Table Mt. Road

10. 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)

X 

Date:

May 2, 2008

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

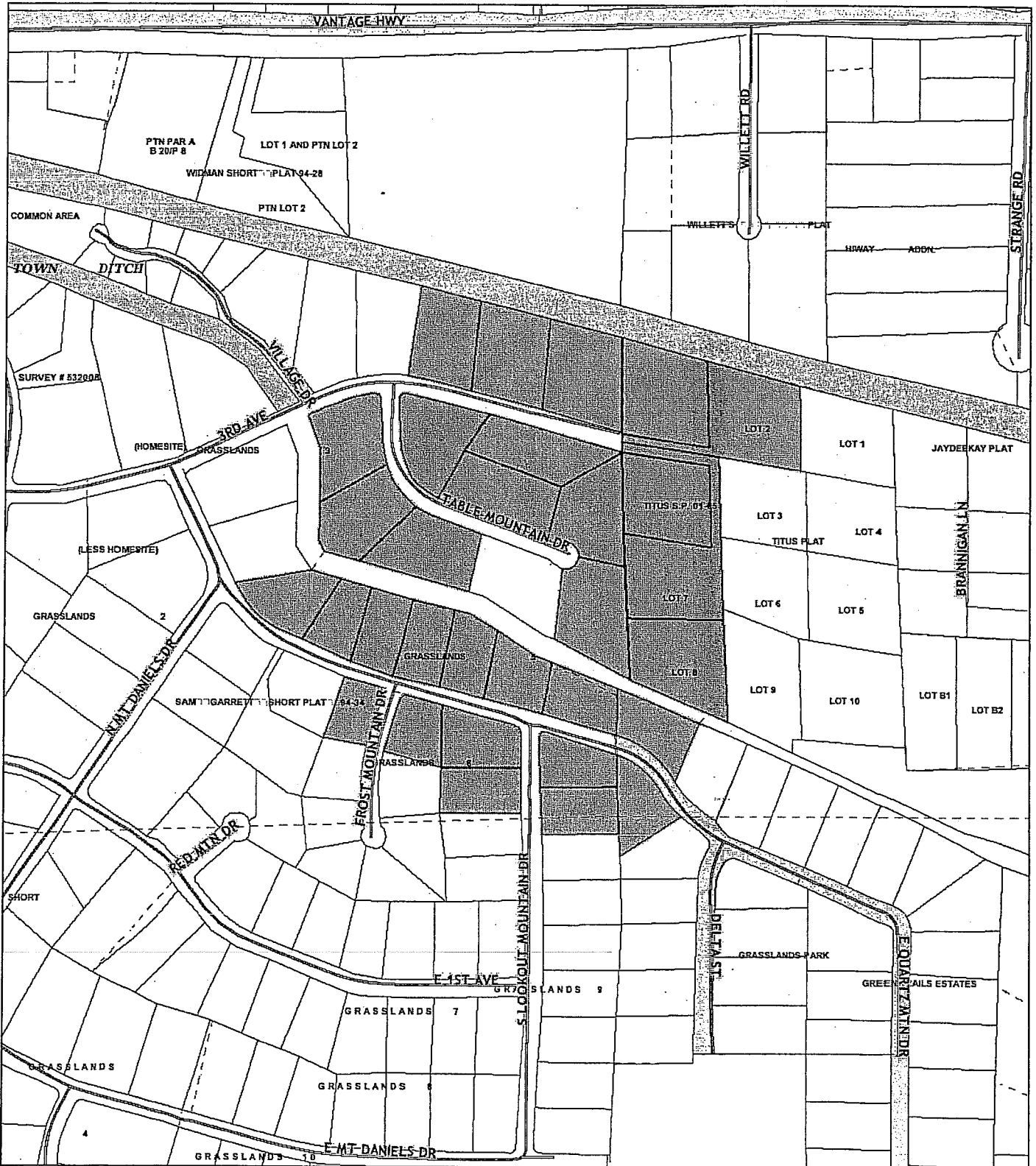
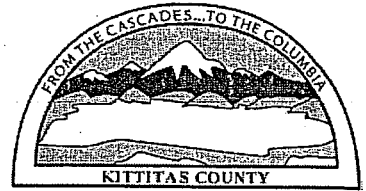
X _____

Date:

500' Adjacent Landowners List

1. **17-19-06055-0008 (892033)**
Quinn, Greg Etux
105 Table Mtn. Drive
Ellensburg, Washington 98926
2. **17-19-060550009 (902033)**
Bradley, Lawrence W. Etux
3180 Clerf Road
Kittitas, Washington 98934
3. **17-19-06055-0010 (162033)**
Ellis, Raymond O. Etux,
108 Table Mtn. Drive
Ellensburg, Washington 98926
4. **17-19-06060-0007 (502133)**
Clark, Robert G. Etux
2209 Quartz Mtn. Dr.
Ellensburg, Washington 98926
5. **17-19-06060-0006 (492133)**
Vertrees, Bill G. Etux.
2117 E. Quartz Mtn. Drive
Ellensburg, Washington 98005
6. **17-19-06060-0005 (482133)**
Chang, Chour Sung, Etux.
2109 Quartz Mtn. Drive
Ellensburg, Washington 98926
7. **17-19-06055-0012 (18203)**
Jones, Deryl W. Etux
CO -Trustees
104 Table Mtn. Drive
Ellensburg, Washington 98926
8. **17-19-06055-0003 (842033)**
Michaud, Donald C. Etux
2207 3rd Ave.
Ellensburg, Washington 98926
9. **17-19-06055-0004 (852033)**
Hill, Linda
2215 E 3rd Ave
Ellensburg, Washington 98926
10. **17-19-06055-0005 (862033)**
Kreycik, Gene H Etux
2225 E Third
Ellensburg, Washington 98926
11. **17-19-06084-0001 (16957)**
Naranjo, Adrian N & Herrera-
Naranjo, Rosario
110 W 6th ave. PMB 350
Ellensburg, Washington 98926
12. **17-19-06084-0002 (16958)**
Leang, Kim Khap Etux &
Leang, Feng
2300 E 3rd
Ellensburg, Washington 98926
13. **17-19-06092-0007 (951156)**
17-19-06092-0008 (951157)
17-19-06092-0002 (951151)
DM Construction Inc.
PO Box 821
Ellensburg, Washington 98926
14. **17-19-06087-0001 (871933)**
Park, Yong Sun
2303 E Quartz Mountain Drive
Ellensburg, Washington 98926
15. **17-19-06087-0014 (20955)**
Patriquin, Donald W Etux
2304 E Quartz Mountain Drive
Ellensburg, Washington 98926
16. **17-19-06064-0001 (02213)**
Horrobin, WM G Jr. Etux
40 S lookout Mtn. Drive

- Ellensburg, Washington 98926
17. 17-19-06064-0002 (012133)
Hiner, Randy J Etux &
Krueger, Frederick E Etux
110 S Lookout Mtn. Drive
Ellensburg, Washington 98926
18. 17-19-06061-0011 (672133)
Anderson, Gary P Etux
P.O. Box 723
Ellensburg, Washington 98926
19. 17-19-06061-0010 (662133)
Malde, Robert D. Etux
2104 Quartz Mtn. Drive
Ellensburg, Washington 98926
20. 17-19-06061-0003 (532133)
Fevergeon, Richard L Etux
2020 E Quartz Mtn. Drive
Ellensburg, Washington 98926
21. 17-19-06060-0004 (472133)
Kelly, Michael P. Etux
2103 Quartz Mtn. Drive
Ellensburg, Washington 98926
22. 17-19-06060-0003 (462133)
Rodriguez, Jose N.
2019 Quartz Mtn. Drive
Ellensburg, Washington 98926
23. 17-19-06060-0002 (452133)
Bennett, Paul D &
Pratt, Mary Kay
P.O. Box 662
Ellensburg, Washington 98926
24. 17-19-06060-0023 (241933)
Malissos, John N. Etux
108 N Mount Daniels Drive
Ellensburg, Washington 98926
25. 17-19-06055-0013 (192033)
Findley, Jerry S Etux
102 Table Mtn. Drive
- Ellensburg, Washington 98926
26. 17-19-06055-0014 (202033)
Thomas, David G. Jr.
2104 3rd ave
Ellensburg, Washington 98926
27. 17-19-06055-0006 (872033)
Hutchinson, James O Etux
101 Table Mtn. Drive
Ellensburg, Washington 98926
28. 17-19-06055-0007 (882033)
Osborn, Charles Rusty Etux
2218 E 3rd Ave.
Ellensburg, Washington 98926
29. 17-19-06061-0012 (682133)
Boyum, William O Etux
113 Lookout Mtn. Drive
Ellensburg, Washington 98926



Disclaimer: Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.

NO. 0106985

LIABILITY \$1,000.00

FEE \$ 216.00

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company,

GUARANTEES

Policy No. 72030- 6974

ENCOMPASS ENGINEERING AND SURVEYING

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: May 1, 2008 at 8:00a.m.

CHICAGO TITLE INSURANCE COMPANY

By

Anna 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.

SUBDIVISION GUARANTEE

Office File Number : 0106985
Guarantee Number : 48 0035 72030 6974
Dated : May 1, 2008, at 8:00am
Liability Amount : \$ 1,000.00
Premium : \$ 200.00
Tax : \$ 16.00

Your Reference : JOB # 08060 / HUSEBY

Name of Assured: ENCOMPASS ENGINEERING AND SURVEYING

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:

Lot 11, GRASSLANDS III, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 5 of Plats, pages 13 and 14, records of said County.

Title to said real property is vested in:

KENDELL D. HUSEBY AND KATHLEEN N. HUSEBY, HUSBAND AND WIFE

END OF SCHEDULE A

(SCHEDULE B)

File No. 0106985

Guarantee Number: 48 0035 72030 6974

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 the second half of the year 2008, which become delinquent after October 31, 2008, if not paid.
Amount: \$1,139.05
Tax No.: 17-19-06055-0011 (172033)

NOTE: First half 2008 taxes and assessments have been paid in the amount of \$1,139.05.
General taxes and assessments for the full year: \$2,278.10.

5. Cascade Irrigation District assessments for the year 2008 have been paid.
Amount : \$68.85
Parcel No. : 172033
6. Assessments, maintenance and operating provisions of the Cascade Irrigation District as set forth in Resolution Numbers 01-2006 and 02-2006 recorded February 8, 2006 under Auditor's File Nos. 200602080001 and 200602080002.
7. Terms and conditions of agreement dated January 25, 1964, recorded in Book 114 of Deeds, page 364, between B.J. Botta and Rose Botta, husband and wife, first parties, and James A. Cobb and Lois Cobb, husband and wife, second parties, by which an easement is established for conveyance of water from the "Town Ditch" across the above and other lands.
8. The right of the public to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc. in the reasonable original grading of all streets, avenues, places, etc., shown thereon, as dedicated in plat recorded in Book 5 of Plats, page 13.
9. Restrictions contained on the face of the Plat of Grasslands III, stating that ". . . this plat of Grasslands Division No. 3, Kittitas County, Washington, is subject to additional restriction entitled Protective Covenants for Grasslands Division No. II which are filed with the Kittitas County Auditor and which are hereby made a part of this plat".

Protective Covenants, dated December 17, 1965, and recorded in Book 121 of Deeds, page 144, under Kittitas County Auditor's File No. 326568, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

(SCHEDULE B)

File No. 0106985

Guarantee Number: 48 0035 72030 6974

(SPECIAL EXCEPTION NO. 8 CONTINUED)

The Plat of Grasslands Division No. II is further subject to the Protective Covenants for Grasslands Division I, recorded October 28, 1965, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Amendment to Protective Covenants, executed by Ventures, Inc.

Dated : December 28, 1965
Recorded : December 29, 1965, under Auditor's
File No. : 326609

Amendment to Protective Covenants, executed by Ventures, Inc.

Dated : June 7, 1978
Recorded : June 9, 1978, under Auditor's
File No. : 423291

10. Easement, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on July 8, 1969, under Kittitas County Auditor's File No. 355277.
In favor of : Ellensburg Telephone Company, a Washington corporation
For : The right, privilege and authority to construct, reconstruct, operate, inspect, maintain or remove lines of telephone and telegraph, or other signal, television or communication circuits, consisting of such underground conduits, cables, manholes and other markers, fixtures and appurtenances.
Affects : Above and other lands
11. Easement for underground electric systems, together with necessary appurtenances and all rights granted by instrument recorded on July 31, 1970 in Volume 14, page 2, under Kittitas County Auditor's File No. 362519.
To : Puget Sound Power and Light Company
Affects : All streets and roadways in the Plat of Grasslands Divisions No. 3
12. 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)
13. DEED OF TRUST, and the terms and conditions thereof.
Grantor : Kendell D. Huseby and Kathleen N. Huseby, husband and wife
Trustee : H and L Services, Inc.
Beneficiary : Wells Fargo Home Mortgage, Inc.
Amount : \$188,778.00, plus interest
Dated : October 1, 2002
Recorded : October 17, 2002
Auditor's File No. : 200210170031

END OF EXCEPTIONS

(SCHEDULE B)

File No. 0106985

Guarantee Number: 48 0035 72030 6974

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).

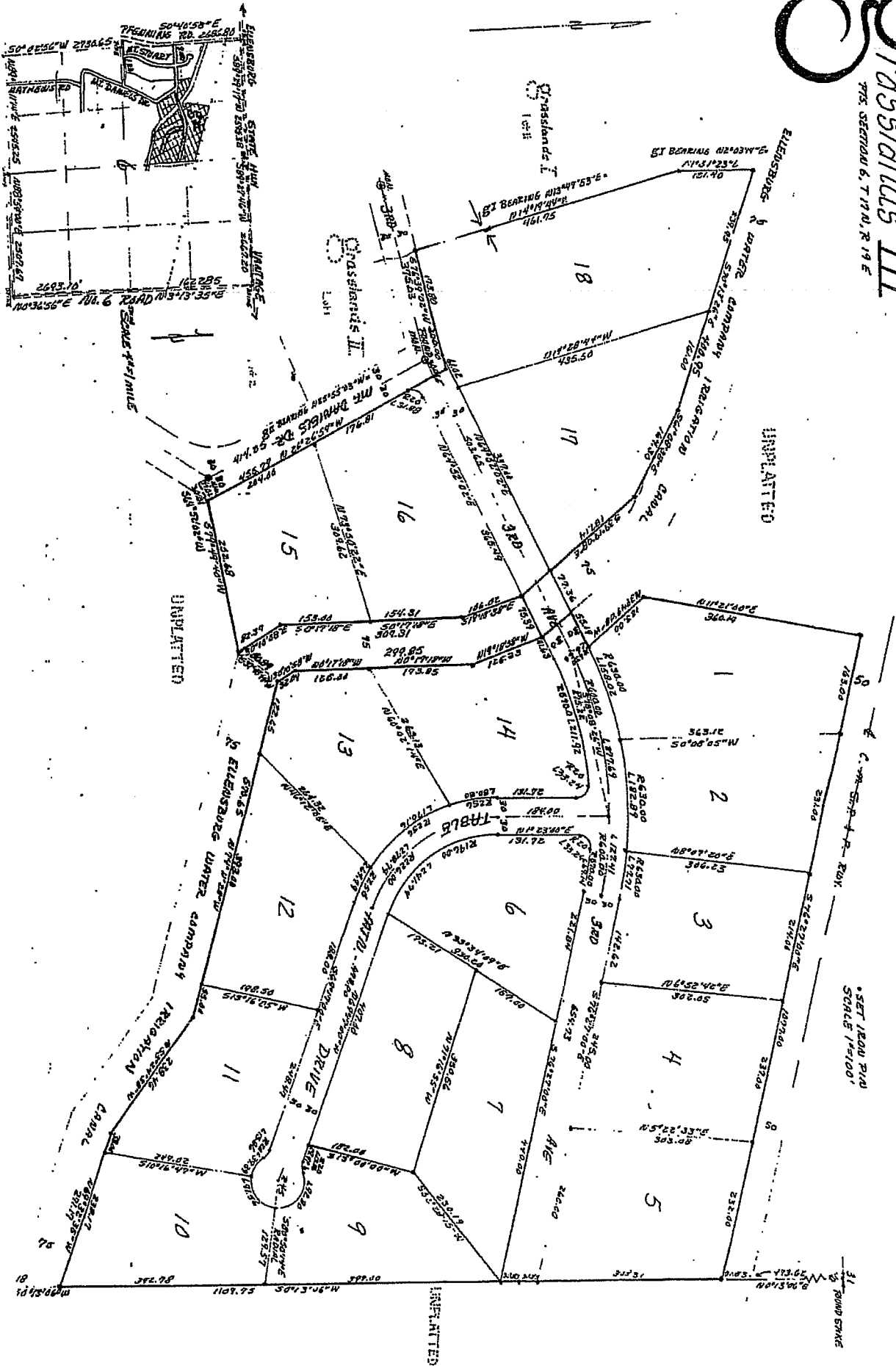
END OF GUARANTEE

AW/lam

1 cc: Encompass: Noah
ngoodrich@encompasses.net

Grasslands III

PTS. SERIALS 6, 7, 11, 12, 19 E



08060 - LOT 11

Point # 1					10000.000		10000.000
	S	69	17	0	E	248.470	
Point # 2						9912.104	10232.404
	S	20	43	0	W	20.000	
Radius Point # 3						9893.398	10225.329
						Delta = 39 42 22	Length = 13.860
	N	60	25	22	E	20.000	Tangent = 7.221
Point # 4						9903.270	10242.723
	N	60	25	22	E	45.000	
Radius Point # 5						9925.481	10281.859
						Delta = 50 9 10	Length = 39.390
	S	10	16	12	W	45.000	Tangent = 21.057
Point # 6						9881.202	10273.836
	S	10	16	47	W	247.030	
Point # 7						9638.138	10229.753
	N	69	32	36	W	33.010	
Point # 8						9649.675	10198.825
	N	53	24	38	W	238.460	
Point # 9						9791.815	10007.358
	N	74	11	28	W	55.000	
Point # 10						9806.799	9954.439
	N	13	16	5	E	198.500	
Point # 11						10000.000	9999.996

AREA = 66,678.41 sf (1.5307 acres)

LENGTH = 1020.47

NORTHING ERROR = +0.000

EASTING ERROR = -0.004

LINEAR ERROR = N 87 23 13 W 0.004

LOT A

Point # 1						10000.000		10000.000
	N	13	16	5	E		198.500	
<hr/>								
Point # 2						10193.201		10045.557
	S	69	17	0	E		142.840	
<hr/>								
Point # 3						10142.672		10179.161
	S	20	43	0	W		20.000	
<hr/>								
Point # 4						10123.965		10172.086
	S	20	43	0	W		4.000	
<hr/>								
Point # 5						10120.224		10170.671
	S	1	14	27	E		226.310	
<hr/>								
Point # 6						9893.967		10175.572
	N	53	24	38	W		152.750	
<hr/>								
Point # 7						9985.018		10052.925
	N	74	11	28	W		55.000	
<hr/>								
Point # 8						10000.001		10000.005

AREA = 33,574.16 sf (.7708 acres)

LENGTH = 799.40

NORTHING ERROR = +0.001

EASTING ERROR = +0.005

LINEAR ERROR = N 74 19 19 E 0.005

LOT B

Point # 1					10000.000	10000.000
S	69	17	0	E	105.630	
Point # 2					9962.634	10098.800
S	20	43	0	W	20.000	
Radius Point # 3					9943.927	10091.725
			Delta = 39	42 22	Length = 13.860	Tangent = 7.221
N	60	25	22	E	20.000	
Point # 4					9953.799	10109.119
N	60	25	22	E	45.000	
Radius Point # 5					9976.011	10148.255
			Delta = 50	9 10	Length = 39.390	Tangent = 21.057
S	10	16	12	W	45.000	
Point # 6					9931.732	10140.232
S	10	16	47	W	247.030	
Point # 7					9688.667	10096.149
N	69	32	36	W	33.010	
Point # 8					9700.204	10065.220
N	53	24	38	W	85.710	
Point # 9					9751.294	9996.401
N	1	14	27	W	226.310	
Point # 10					9977.551	9991.501
N	20	43	0	E	4.000	
Point # 11					9981.292	9992.916
N	20	43	0	E	20.000	
Point # 12					9999.999	9999.991

AREA = 33,104.57 sf (.7600 acres)

LENGTH = 721.69

NORTHING ERROR = -0.001

EASTING ERROR = -0.009

LINEAR ERROR = S 82 3 9 W 0.009

5/7/2008



HUSEBY SHORT PLAT Density Calculations

OVERVIEW:

On May 12, 2008 I met with Dan Valoff to discuss the feasibility of this short plat. Based on that conversation, I have included in this document calculations for density within the short plat as it relates to Grasslands Division III recorded in Book 5 Page 13 of records in Kittitas County.

DENSITY CALCULATIONS EXISTING:

Please note that since the recording of Grasslands division III, no subdivisions have been approved within this specific division. All lots exist as they were upon the original recording.

Existing Lot Count Div. III: 18 lots

Existing Acreage Div. III: 28.5 ac

Existing Density Div III: 1.53 units per acre

Proposed Lot Count Div III: 19 lots

Proposed Acreage Div III: 28.5 ac

Proposed Density Div III: 1.5 units per acre

Approval of this short plat would not create lots within Grasslands Div III below one unit per gross acre as per KCC 17.20.030. This code allows subdivision to create density under the previous Suburban zoning for up to 12 months following the adoption of this code per Kittitas County Ordinance 2007-22.

Please see the attached map for details.

