

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

SHORT PLAT APPLICATION

SP-09-00010

(To divide lot into 2-4 lots)

KITTITAS 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;
 \$720 ~~\$630~~ for Community Development Services Department
 (One check made payable to KCCDS)

\$130 Fire Marshal fee

FOR STAFF USE ONLY

RECEIVED

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X Mandy Weed

DATE:

5/26/09

RECEIPT #

00004845



NOTES: _____

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

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

Name: SDB DEVELOPMENT LLC % JOHN BUTTERFIELD
Mailing Address: 24108 NE 180TH ST
City/State/ZIP: WOODINVILLE WA 98077
Day Time Phone: (520) 904-6424
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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. **Street address of property:**

Address: CLERF ROAD
City/State/ZIP: ELLENSBURG WA 98926

4. **Legal description of property:**

LOT 4 OF SURVEY BOOK 31, PAGE 156, AFN 200508110001
PORTION OF THE NW1/4 OF SECTION 8, TWN. 17N., RGE. 20E.

5. **Tax parcel number(s):** 17-20-08000-0041

6. **Property size:** 8.55 ACRES (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):

2 LOT SHORT PLAT
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS
ZONE: AG-20

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

Yes No (Circle) If yes, explain:

9. What County maintained road(s) will the development be accessing from?
CLERF 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)

Date:

X _____

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

Date:

X  _____

5/11/09



BADGER BLUFF SHORT PLAT PROJECT OVERVIEW

OVERVIEW:

The purpose of this application is to create two lots consisting of 3.49 acres & 5.06 acres from an existing 8.55 acre parcel. The subject property is located within the Ag-20 Zone of Kittitas County.

UTILITIES:

The project's proposed sewer shall be individual septic tank and drain field and proposed water supply will be individual wells.

TRANSPORTATION:

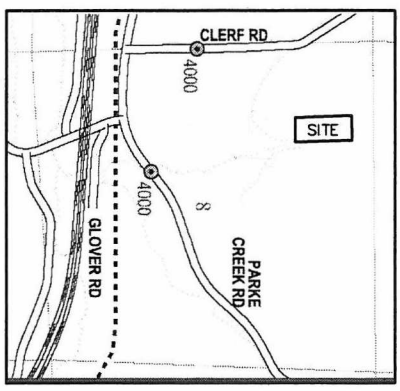
Access to county road via private access easements.

COMMENTS:

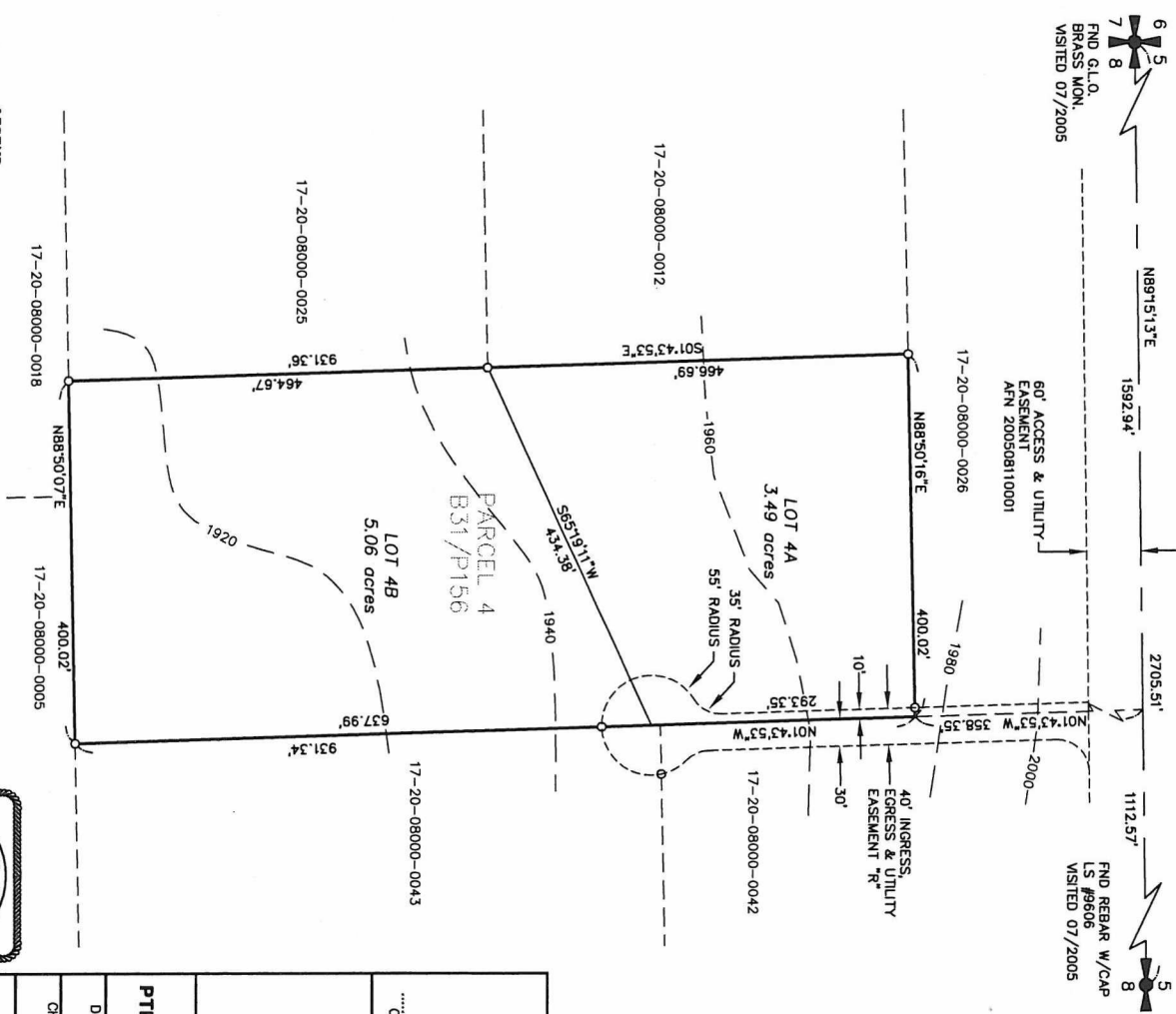
Attached are copies of the proposed Short Plat and current Title Report for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS SHORT PLAT APPLICATION.

SP-09-XXXXX



BADGER BLUFF SHORT PLAT
 A PORTION OF THE NW 1/4 OF SEC. 8, T.17N., R.20E., W.M.
 KITTITAS COUNTY, WASHINGTON



LEGEND

- 1 SECTION CORNER AS NOTED
- 1 QUARTER CORNER AS NOTED
- PVD REBAR & CAP
- SPT REBAR & CAP 15# 18092



K.C.S.P. NO. 09-XXXXX
 PTN. OF THE NW 1/4 OF SEC. 8, T.17N., R.20E., W.M.
 KITTITAS COUNTY, WASHINGTON

DWN BY **G. WEISER** DATE **05/09** JOB NO. **09035**

CHKD BY **D. NELSON** SCALE **1"=100'** SHEET **1 OF 3**

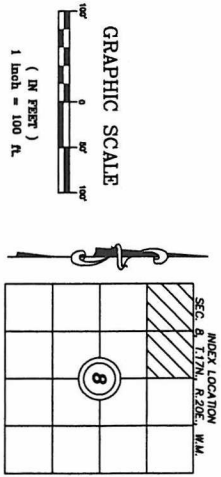
RECORDED'S CERTIFICATE: _____

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 **SDB DEVELOPMENT, LLC** IN APRIL, 2008

DAVID P. NELSON DATE _____
 CERTIFICATE NO. 18092



SURVEY NOTES:

- BASES OF BEARINGS AND SECTION BEARINGS ARE PER A SURVEY FILED IN BOOK 31 OF SURVEYS, AT PAGE 156, UNDER AUDITOR'S FILE NUMBER 20050811001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEY REFERENCED THEREIN.
- THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT PARCELS 4 OF LOT 156, UNDER AUDITOR'S FILE NUMBER 20050811001, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON INTO THE CONVEYANCE OF SHOWN HEREON.
- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEES THAT LAND DIVISION, LOCATION, BEARINGS, DISTANCES, AREA, AND PROVISIONS NO GUARANTEE THAT USE OF WATER UNDER THE GRANDWATER EXEMPTION (RCW 90.44.050) FOR THIS SHORT PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO COUNTERCLAIM BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

 KITTITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE "BADGER BLUFF" SHORT PLAT HAS BEEN EXAMINED BY ME AND FND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 20____

 KITTITAS COUNTY PLANNING DIRECTOR

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. FURTHER INSPECTIONS OF OTHER SITES ARE NEEDED TO DETERMINE THE FEASIBILITY OF SUCH AN ARRANGEMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
 DATED THIS _____ DAY OF _____ A.D., 20____

 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS AND THE PROVISIONS OF THIS SHORT PLAT HAVE BEEN FILED.
 DATED THIS _____ DAY OF _____ A.D., 20____

 KITTITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 17-20-08000-0041 (955569)