

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

"Building Partnerships - Building Communities"

SHORT PLAT APPLICATION SP-10-000

(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

<u>APPLICATION FEES:</u>

\$190 plus \$10 per lot for Public Works Department; \$380 plus \$75/hr. over 4 hrs. for Environmental Health Department; \$720 for Community Development Services Department \$130 for Fire Marshal (One check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: SIGNATURE)

DATE STAMP HERE

	Name:	Leslie L. Harmon & Velma M. Harmon	
	Mailing Address:	1540 Hidden Valley rd.	
	City/State/ZIP:	Cle Elum, WA. 98922	
	Day Time Phone:	509-674-2201	
	Email Address:	harmons@ellt1el.net	
2.		and day phone of authorized agent (if different from land own dicated, then the authorized agent's signature is required	vner of record):
	Agent Name:	Allen Lang P.E.	
	Mailing Address:	1750 Hidden Valley rd.	
	City/State/ZIP:	Cle Elum, Wa. 98922	
	Day Time Phone:	509-857-2264	
	Email Address:		
3.	Street address of proper	ty:	
	Address:	1540 Hidden Valley nrd.	
	City/State/ZIP:	Cle Elum, Wa. 98922	
4.	Legal description of pro	perty:	
5.	Tax parcel number(s): 2	0-17-32000-0004 & 20-17-31000-0018	
6.	Property size: 20.19 a	С.	(acres)
7.	location, water supply, se proposal in the description A four lot short plate	ption: Please include the following information in your descretage disposal and all qualitative features of the proposal; to be specific, attach additional sheets as necessary); of 20.19 acres into a 3.45 ac. lot, a 3.00 ac. lot see smaller lots will be served by a private road at the Lambert road.	include every element of the , a 7.87 ac. lot, and a

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

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

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

1.

8.

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

Date:

Signature of Authorized Agent:

(REQUIRED if indicated on application)

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

5/3/10

Date:



KITTITAS COUNTY PERMIT CENTER 411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.:

00007620

COMMUNITY DEVELOPMENT SERVICES

(509) 962-7506

PUBLIC HEALTH DEPARTMENT (509) 962-7698

DEPARTMENT OF PUBLIC WORKS

(509) 962-7523

Account name:

022112

Date: 5/4/2010

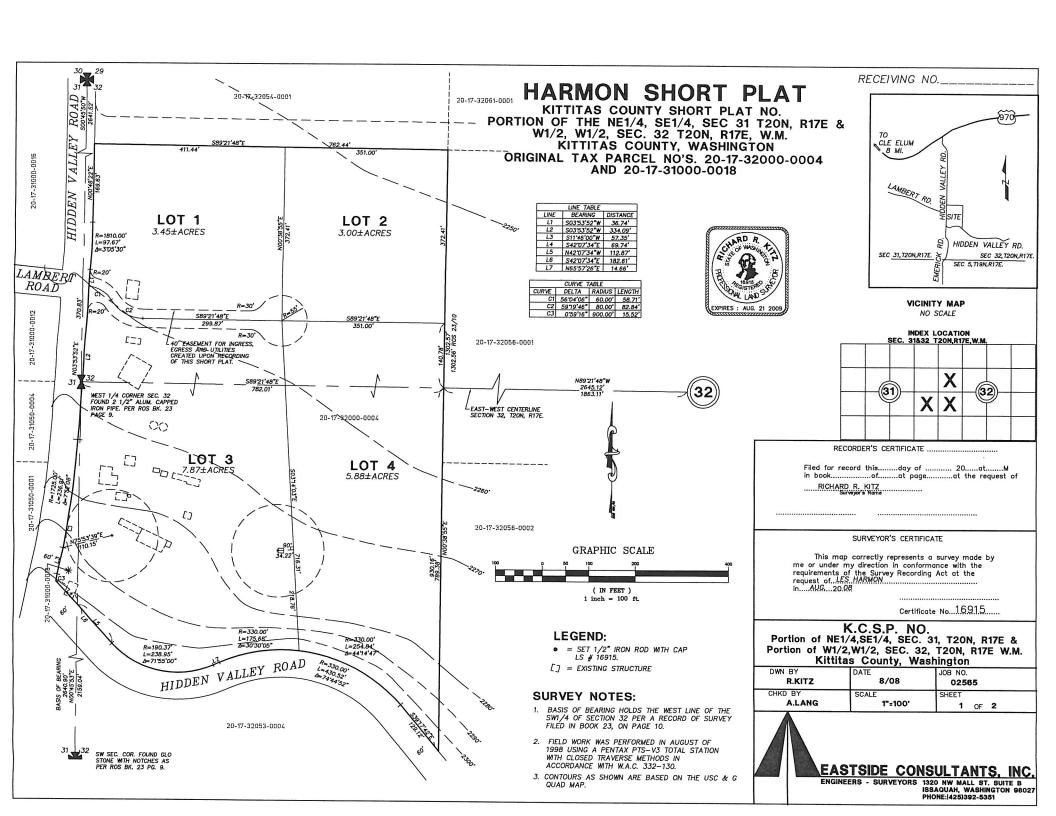
Applicant:

HARMON, LESLIE L ETUX

Type:

check # 1467

Permit Number	Fee Description	Amount
SP-10-00007	CDS FEE FOR SHORT PLAT	720.00
SP-10-00007	EH SHORT PLAT FEE	380.00
SP-10-00007	PUBLIC WORKS SHORT PLAT FEE	230.00
SP-10-00007	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,460.00



GENERAL NOTES:

1. PER RCW 17.10.140 LAND OWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO

PRECLUDE THE PROFESSION OF NOXIOUS WEEDS.

2.A PUBLIC THAT EASEMENT OF 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES.

2.AD EASEMENT SHALL BE 10 FEET ALONG ALL EXTERIOR LOT LINES, AND 5 FEET ON SIDE

OF INTERIOR LINES.

3. 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-MAY.

4. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.

5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT

5. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
6. PURSUANT TO ROW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
7. 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 KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A

ROAD MEETS CURRENT KITHIAS COUNTY MOD STANDARDS PHICK TO THE ISSUANCE OF BUILDING PERMIT FOR THIS SHORT PLAT (PLAT). 8. KITHITAS COUNTY MILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNIT. SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE MTH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT MILL INCLUDE THE HARD WITH CORRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT MILL INCLUDE THE MAKE SURFACE PANNIG OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

9. THIS SURYEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

10. THE APPROVAL OF THIS DIMISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUND WATER WITHIN THE LAND DIMISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF MILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW 11. METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT MITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

HARMON SHORT PLAT

KITTITAS COUNTY SHORT PLAT NO. PORTION OF THE NE1/4, SE1/4, SEC 31 T20N, R17E & W1/2, W1/2, SEC. 32 T20N, R17E, W.M. KITTITAS COUNTY, WASHINGTON ORIGINAL TAX PARCEL NO'S. 20-17-32000-0004 AND 20-17-31000-0018

OWNERS:

LESLIE L. & VELMA M. HARMON 01540 HIDDEN VALLEY RD. CLE ELUM, WA. 98922 (509) 857-2082 WATER SOURCE: COMMUNITY WELL SEWER SOURCE: PRIVATE SEPTIC & DRAINFIFI D DRAINAGE IMPROVEMENTS: PER PLANS PARCEL AREA: 20.19 ACRES ZONE: AG-3

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____day of

_A.D., 20__

DICATION	APPROVALS
JICA IICIN	

KNOW ALL MEN BY THESE PRESENTS THAT LESLIE L. AND VELMA M. HARMON, HUSBAND AND WIFE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIMDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS day of		set	our	hands	and	seal	this	

ESLIE I HARMON	VELMA M H	ADM

STATE OF WASHINGTON)) s.s.
COUNTY OF
On this day personally appeared before me
me known to be the individuals described in and who executed the within and regoing instrument, and acknowledged that signed the same as_ ea and voluntary act and deed, for the uses and purposes therein mentioned

Notary Public in and for the State of

GIVEN under my hand and official seal this _____day of ______, 20

Washington, residing at

My appointment expires

Public Works Director COUNTY PLANNING DIRECTOR I hereby certify that the "KITZ" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitos County Planning Dated this ____day of ____ A.D., 20 Kittitas County Planning Director

PATITIE	COLINTY	LEVI LI	DEDADTMENT	

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.,	20

Kittitas County Health Officer

CERTIFICATE OF 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.

ated this	day of	A D 20

Kittitas County Treasurer

ORIGINAL TAX PARCEL NO'S. 20-17-32000-0004 & 20-17-31000-0018

SURROUNDING OWNERSHIPS:

20-17-31000-0016 RONALD F. SEVERSON 01231 HIDDEN VALLEY RD. CLE ELUM, WA. 98922

20-17-31000-0012 GREG E. CALLSVIK 08510 LAMBERT RD. CLE ELUM, WA. 98922

20-17-31050-0004 JACQUES J. PESCHON 00820 HIDDEN VALLEY TERRACE CLE ELUM, WA. 98922

20-17-31050-0001 JAMES GYLLING 00951 HIDDEN VALLEY TERRACE CLE ELUM, WA. 98922

20-17-32053-0004 ALLEN L. LANG 01750 HIDDEN VALLEY RD. CLE ELUM, WA. 98922

20-17-32056-0002 MELISSA WHITE 17024 NE 135TH CT. REDMOND, WA. 98052

20-17-32056-0001 KRISTINE M. WOOD 7202 LAUREL AVE SE SNOQUALMIE, WA. 98065

20-17-32001-0001, 20-17-32061-0001, 20-17-32061-0002, & 20-17-32061-0003 GORDON GAUB P. O. BOX 369 NORTH BEND, WA. 98045

20-17-32054-0001 RODNEY PEARSALL 01320 HIDDEN VALLEY RD CLE ELUM. WA. 98922

20-17-31000-0015 WLLIAM BARSCHAW 1087 HIDDEN VALLEY RD. CLE ELUM, WA. 98922

20-17-32056-0003 CHOICE CONCEPTS INC. P.O. BOX 126 HOBART, WA. 98025

20-17-32055-0001 BRIAN BELBECK AB11 NE BOTH ST. SEATTLE, WA. 98115

20-17-31050-0002 KRISTINE STEINKOENIG 2027 CHESAPEAKE RD. ANNAPOLIS, MD. 21401

RECEIVING	NO.				

LEGAL DESCRIPTION:

LOT 2C OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 23. 1997, IN BOOK 23 OF SURVEYS, PAGE 10, UNDER AUDITOR'S FILE NO. 199710230011, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, THAT PORTION OF THE SOUTHEAST (QUARTER OF SECTION 37, TOWNSHIP 20 NORTH RANGE 17 EAST, WM. IN THE COUNTY OF KITITIAS, STATE OF WASHINGTON LYING EASTERLY OF A LINE 60 FEET EASTERLY AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF PARCEL C-1 OF THAT CERTAIN SURVEY RECORDED AUGUST 7, 1992 IN VOLUME 18 OF SURVEYS, PAGES 196 THROUGH 200, UNDER AUDITORS FILE NO. 551429, RECORDS OF SAID KITTITAS COUNTY, WASHINGTON, AND NORTHERLY OF THE HIDDEN VALLEY ROAD.

SUBJECT TO DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS AS FILED UNDER AUDITOR'S FILE NO. 199712030008.



RECORDER'S CERTIFICATE
Filed for record thisday of
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 LES. HARMON AUG. 20.08

Certificate No. 16915...

K.C.S.P. NO. Portion of NE1/4,SE1/4, SEC. 31, T20N, R17E & Portion of W1/2,W1/2, SEC. 32, T20N, R17E W.M. Kittitas County, Washington

DWN BY	DATE	JOB NO.	
R.KITZ	8/08	02565	
CHKD BY	SCALE	SHEET	
A.LANG	1"=100'	2 OF 2	
	R.KITZ CHKD BY	DWN BY R.KITZ 8/08 CHKD BY SCALE	DWN BY R.KITZ B/08 JOB NO. 02565 CHKD BY SCALE SHEET ALANC TENDO SHEET



EASTSIDE CONSULTANTS, INC.

ENGINEERS - SURVEYORS 1320 NW MALL ST. SUITE B ISSAQUAH, WASHINGTON 98027