

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"

SP-11-0006

SHORT PLAT APPLICATION

(To divide a lot into no more than 4 lots, according to KCC 16.32)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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.
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

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

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



APPLICATION FEES:

\$720.00	Kittitas County Community Development Services (KCCDS)
\$220.00	Kittitas County Department of Public Works
\$130.00	Kittitas County Fire Marshal
\$380.00	Public Health Proportion (Additional fee of \$75/hour over 4 hours)
\$1,450.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): <u>Mandy Weed</u>	DATE: <u>7/18/11</u>	RECEIPT # _____	
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Lyle De Foor
Mailing Address: 11852 HWY 10
City/State/ZIP: Ebony WA 98928
Day Time Phone: 964 9290
Email Address: _____

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: JOE BAKER of PLSA ENGINEERING & SURVEYING
Mailing Address: 1120 W. LALCOCK AVE
City/State/ZIP: PALMIRA, WA 98902
Day Time Phone: (509) 575-6990
Email Address: JBAKER@PLSAOF.PALMIRA.COM

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: _____
City/State/ZIP: _____

5. **Legal description of property (attach additional sheets as necessary):**

6. **Tax parcel number(s):** 18-17-02020-0028 | 18-17-03010-0001

7. **Property size:** 25.74 (acres) 9.13

8. **Land Use Information:**

Zoning: 09 20 Comp Plan Land Use Designation: _____

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum 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.
- 10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain.
- 11. **What County maintained road(s) will the development be accessing from?**

AUTHORIZATION

- 12. 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 transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X 

Date:

5-31-11

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

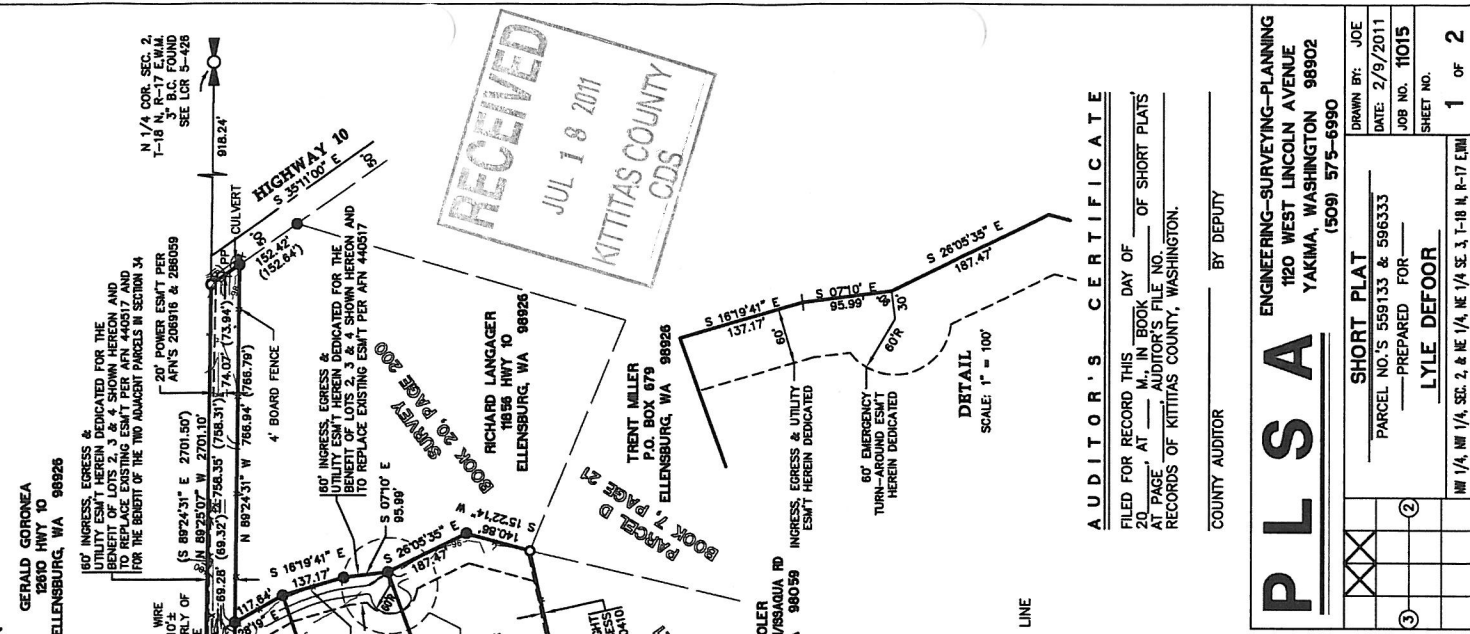
X 

Date:

7/13/11

AUDITOR'S RECEIVING NO. _____

DEFLOOR SHORT PLAT - NO. SP- LOCATED IN SECTIONS 2 & 3, T-18 N, R-17 E, W.M. KITTITAS COUNTY, WASHINGTON



DEFLOOR SHORT PLAT - NO. SP- LOCATED IN SECTIONS 2 & 3, T-18 N, R-17 E, W.M. KITTITAS COUNTY, WASHINGTON

AUDITOR'S RECEIVING NO. _____

DEFLOOR SHORT PLAT

FILED FOR RECORD THIS _____ DAY OF _____ AT _____ IN BOOK _____ OF SHORT PLATS AT PAGE _____ AUDITOR'S FILE NO. _____ RECORDS OF KITTITAS COUNTY, WASHINGTON.

COUNTY AUDITOR _____ BY DEPUTY _____

PLSA ENGINEERING-SURVEYING-PLANNING
1120 WEST LINCOLN AVENUE
YAKIMA, WASHINGTON 98902
(509) 575-6990

SHORT PLAT
PARCEL NO.'S 559133 & 596333
PREPARED FOR _____
LYLE DEFOOR

DRAWN BY: JOE
DATE: 2/9/2011
JOB NO. 11015
SHEET NO. 1 OF 2

RECEIVED
JUL 18 2011
KITTITAS COUNTY
CDS

DEFLOOR SHORT PLAT - NO. SP- LOCATED IN SECTIONS 2 & 3, T-18 N, R-17 E, W.M. KITTITAS COUNTY, WASHINGTON

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SHORT PLAT
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AUDITOR'S RECEIVING NO. _____

DEFLOOR SHORT PLAT

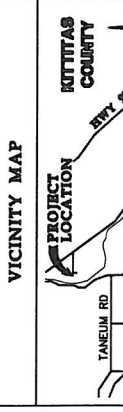
FILED FOR RECORD THIS _____ DAY OF _____ AT _____ IN BOOK _____ OF SHORT PLATS AT PAGE _____ AUDITOR'S FILE NO. _____ RECORDS OF KITTITAS COUNTY, WASHINGTON.

COUNTY AUDITOR _____ BY DEPUTY _____

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VICINITY MAP

KITTITAS COUNTY

PROJECT LOCATION

TANIELUM RD
GODWIN RD
HIGHWAY 20
YAKIMA RIVER

APPROVALS

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

KITTITAS COUNTY ENGINEER _____

KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS 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 LOCAL HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE DEFLOOR SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE REQUIREMENTS OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 20____

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.'S 559133 & 596333

DATED THIS _____ DAY OF _____ A.D., 20____

KITTITAS COUNTY TREASURER _____

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: LYLE DEFOOR
ADDRESS: 11652 HWY 10, ELLENBURG, WA 98926

PHONE: 509-964-9290

EXISTING ZONE: AC-20
WATER: INDIVIDUAL WELLS
SEWER SYSTEM: INDIVIDUAL SEPTIC SYSTEMS
TYPE OF ACCESS: STATE ROAD R/W AND PRIVATE ACCESS EASEMENT

STORM DRAINAGE IMPROVEMENTS: NONE PLANNED

NO. OF SHORT PLATTED LOTS FOUR (4)

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

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 LYLE DEFOOR IN FEBRUARY, 2011.

JOSEPH W. BAKER, CERTIFICATE NO. 44333.

JOSEPH W. BAKER
STATE OF WASHINGTON
PROFESSIONAL SURVEYOR
NO. 10000

LEGEND

OVERHEAD POWER
EXISTING FENCE
EASEMENT
PROPERTY/RIGHT OF WAY LINE
CULVERT
POWER POLE
TELEPHONE POLE
GUY WIRE
TELEPHONE PEDESTAL

1" = 200'

STATEMENTS AND NOTIFICATIONS

- A. THE PRIVATE PROPERTY OWNERS ARE RESTRICTED FROM FENCING, VEGETATION AND HEIGHT AT ROADWAY INTERSECTIONS. THIS IS TO MAINTAIN SITE DISTANCE AT ALL INTERSECTIONS, IN ACCORDANCE WITH AASHTO AND WSDOT STANDARDS.
- B. THE 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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THIS SHORT PLAT.
- C. 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.
- D. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- E. 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.
- F. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- G. ACCORDING TO KCRS 12.11.010, MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
- H. 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.
- I. SEWAGE DISPOSAL FOR EACH LOT WILL BE BY INDIVIDUAL ON-SITE SEPTIC TANK AND DRAINFIELD SYSTEMS.
- J. WATER SUPPLY FOR EACH LOT WILL BE BY INDIVIDUAL WELLS.
- K. STORM WATER DRAINAGE CREATED BY NEW IMPERVIOUS SURFACES WILL BE RETAINED ON-SITE.
- L. IRRIGATION SYSTEMS: SYSTEM REQUIRED WHEN, IN ANY PLAT OF PROPERTY PLATTED AFTER THE EFFECTIVE DATE OF THE ORDINANCE CODIFIED IN THIS ARTICLE, WHERE THE SIZE OF THE LOTS IS THREE ACRES OR LESS, THE OWNER OR LESSEE OF SUCH LOTS SHALL BE REQUIRED TO IRRIGATE THEIR INDIVIDUAL LOT OR LOTS BY THE USE OF EITHER A SPRINKLER IRRIGATION SYSTEM OR A DRIP IRRIGATION SYSTEM (ORD. 84-6 [PART] 1984).
- M. PER RCW 17.10.140 LANDOWNERS 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 PROLIFERATION OF NOXIOUS WEEDS.
- N. 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.

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, LYING EAST OF THE YAKIMA RIVER AND NORTH OF A LINE WHICH IS 482.31 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 3;

AND THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTHERLY ON THE WEST BOUNDARY THEREOF A DISTANCE OF 482.31 FEET; THENCE SOUTH 89°13' EAST 90.89 FEET; THENCE SOUTH 25°24'30" EAST 482.74 FEET; THENCE SOUTH 81°45'30" EAST 45.91 FEET; THENCE NORTH 76°56'43" EAST 98.66 FEET; THENCE NORTH 15°22'14" EAST 140.86 FEET; THENCE NORTH 26°05'35" WEST 187.47 FEET; THENCE NORTH 7°10'00" WEST 95.99 FEET; THENCE NORTH 18°19'41" WEST 137.17 FEET; THENCE NORTH 28°28'18" WEST 117.64 FEET MORE OR LESS TO A POINT WHICH IS 60 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 WHEN MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 89°24'31" EAST AND PARALLEL TO SAID NORTH LINE 768.79 FEET MORE OR LESS TO THE WESTERLY LINE OF THE STATE HIGHWAY; THENCE NORTH 35°10'16" WEST ALONG SAID WESTERLY LINE 71.9 FEET MORE OR LESS TO THE NORTH WEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 68°24'51" WEST ALONG SAID NORTHWEST QUARTER; THENCE NORTH 18°19'41" WEST TO THE POINT OF BEGINNING.

NOTES

- 1. ○ - DENOTES 1/2" REBAR WITH CAP NO'S. 18929/44333 SET.
- 2. ● - DENOTES 5/8" REBAR WITH ALUMINUM CAP NO. 9606 FOUND.
- 3. BEARINGS SHOWN ARE ON ASSUMED DATUM, RELATIVE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2 BEING N 89°25'07" WEST.
- 4. C.L.O. SECTION SUBDIVISION CORNERS SHOWN HEREON AS FOUND WERE VISITED IN APRIL, 2011.
- 5. PORTION OF BOUNDARY PREVIOUSLY SURVEYED AND RECORDED IN VOLUME 7 OF SURVEYS AT PAGE 21 AND IN BOOK 20 OF SURVEYS AT PAGE 200, RECORDS OF KITTITAS COUNTY, WASHINGTON. SEE SAID SURVEYS FOR FURTHER SUBDIVISION INFORMATION.
- 6. BEARINGS AND DISTANCES IN PARENTHESIS () ARE FROM LEGAL DESCRIPTION OF RECORD, ALL OTHERS ARE BY ACTUAL MEASUREMENT.
- 7. SURVEY PERFORMED WITH TOPCON HIPER LITE PLUS GPS RECEIVERS USING REAL TIME KINEMATIC (RTK) PROCEDURES.
- 8. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT LYLE R. DEFOOR, AS HIS SEPARATE ESTATE, IS THE PARTY HAVING OWNERSHIP INTEREST OF THE LAND HEREON DESCRIBED; HAS WITH HIS FREE CONSENT AND IN ACCORDANCE WITH HIS DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED HEREON.

LYLE R. DEFOOR _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON) SS
 COUNTY OF YAKIMA)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LYLE R. DEFOOR IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

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



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ OF SHORT PLATS
 20____, AT _____ M., IN BOOK _____
 AT PAGE _____, AUDITOR'S FILE NO. _____
 RECORDS OF KITTITAS COUNTY, WASHINGTON.

COUNTY AUDITOR _____ BY DEPUTY _____



PLSA ENGINEERING-SURVEYING-PLANNING
 1120 WEST LINCOLN AVENUE
 YAKIMA, WASHINGTON 98902
 (509) 575-6990

SHORT PLAT
 PARCEL NO.'S 559133 & 596333
 PREPARED FOR _____
 LYLE DEFOOR

DRAWN BY: JOE
 DATE: 2/9/2011
 JOB NO. 1015
 SHEET NO. _____

**NARRATIVE
FORM**

**DEFOOR SHORT PLAT - SHORT PLAT NO. SP-11-00006
PARCEL NUMBER(S): 559133 & 596333
OWNER: LYLE DEFOOR**

The propose of this application is to combine Parcel No.'s 559133 and 596333, located in the AG-20 zone, to prepare a combined Short Plat of the two Parcels to create a total of 4 parcels (2 parcels per existing lot).

The proposed Short Plat will utilize individual well and individual septic systems with access being provided by State road right of way and private access easements.

There will be no direct access from County maintained roads or Forest Service roads or easements.

(509) 575-6990
 FAX (509) 575-6993

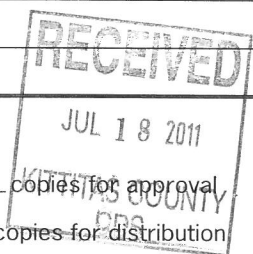
DATE	5-31-11	JOB NO.	11015
ATTENTION			
RE: SHORT RPT OF FACEL NO'S 559133 AND 596333			

TO LYLE DEFOE
11852 Hwy 10
ELLENSBURG, WA 98926

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
		5	18"x24" FACEL COPIES OF SHORT RPT MAP
		1	8 1/2"x11" COPY OF MAP
		1	LOT CLOSURE CALCULATION SHEET
		1	COPY OF TITLE REPORT
		1	KITTITAS Co. SHORT RPT APPLICATION
		1	NARRATIVE FORM



THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

MR. DEFOE,

THE SHORT RPT APPLICATION NEEDS TO BE
 FILLED OUT AND SUBMITTED WITH THE
 INCLUDED INFORMATION

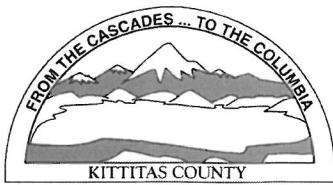
IF YOU HAVE ANY QUESTIONS PLEASE
 CONTACT ME AT (509) 575-6990

THANK YOU,

COPY TO _____

SIGNED:

JOE BAKER



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

RECEIPT NO.: 00011607

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024290

Date: 7/18/2011

Applicant: DEFOOR, LYLE R

Type: check # 1360

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-11-00006	CDS FEE FOR SHORT PLAT	720.00
SP-11-00006	EH SHORT PLAT FEE	380.00
SP-11-00006	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-11-00006	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,450.00