

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-11-05009

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)

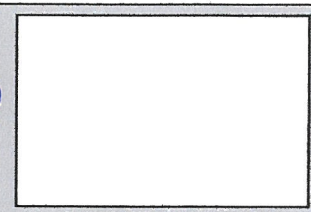
FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

[Handwritten Signature]

DATE: *09-09-11*

RECEIPT # *12170*



DATE STAMP IN BOX

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

FORM LAST REVISED:04-21-11

Page 1 of 3

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: Thrall Road Development Co.
Mailing Address: 6881 Denmark Rd.
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 968-3719
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: Chuck Cruse / Cruse & Assoc.
Mailing Address: P O Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 962-8242
Email Address: _____

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: Thrall Road
City/State/ZIP: Ellensburg, WA 98926

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

Parcel D-E, Bk. 33 of Survey, pgs 214-215

6. Tax parcel number(s): 1719-27000-0030 & 17-19-27000-0031

7. Property size: 50.19 Ac. (acres)

8. Land Use Information:

Zoning: AG-20 Comp Plan Land Use Designation: Rural

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. *4 lot short plat w/ individual wells & septic systems*
10. **Are Forest Service roads/easements involved with accessing your development?** If yes, explain. *no*
11. **What County maintained road(s) will the development be accessing from?** *Thrall Road*

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 Charles A. Curci, Jr.

Date:

9-9-11

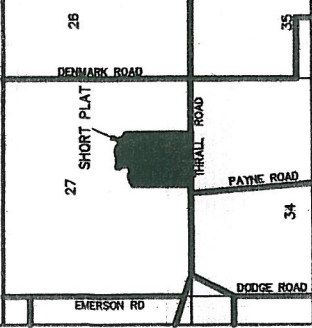
Signature of Land Owner of Record
(Required for application submittal):

x Janet Meyer

Date:

9/9/11

VICINITY MAP



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2011.

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS 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 ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 2011.

KITITAS COUNTY HEALTH OFFICER

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

DATED THIS _____ DAY OF _____ A.D., 2011.

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS 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.

DATED THIS _____ DAY OF _____ A.D., 2011.

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: THRALL ROAD DEVELOPMENT CO., LLC
 ADDRESS: 5881 DENMARK ROAD ELLENBURG, WA 98926
 PHONE: (509) 988-3718

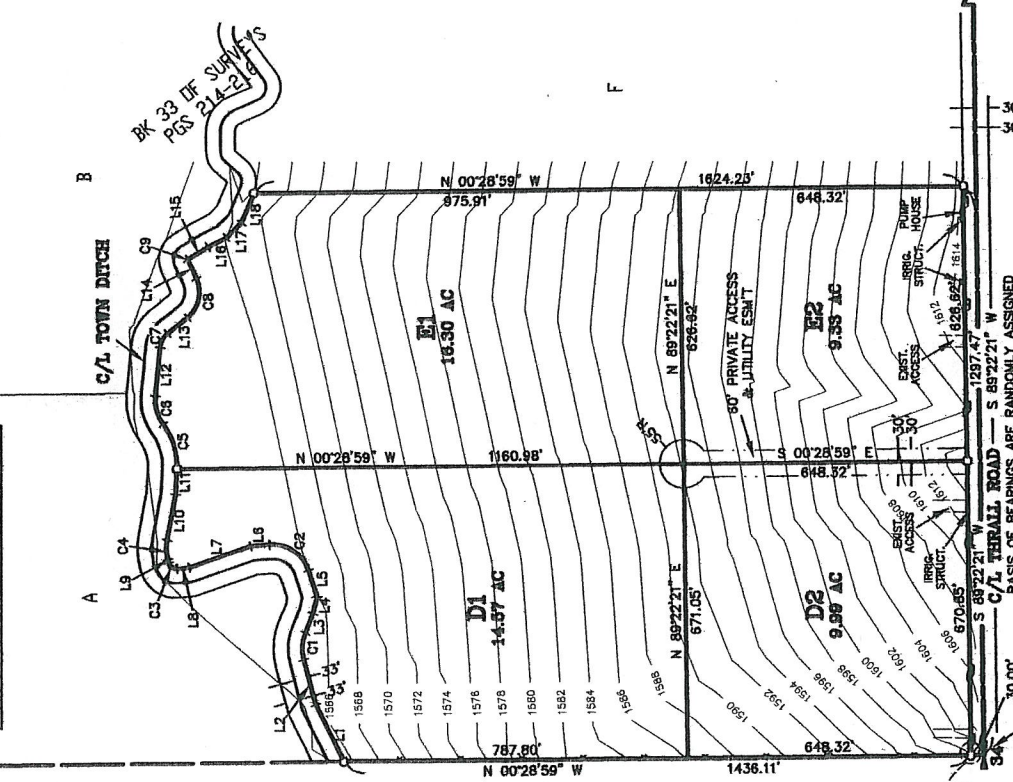
EXISTING ZONE: AG-30
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 STORM WATER: NO IMPROVEMENTS PER THIS APP.
 WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W
 NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 200'

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

THRALL ROAD SHORT PLAT
 PART OF SECTION 27, T. 17 N., R. 19 E., W.M.
 KITITAS COUNTY, WASHINGTON

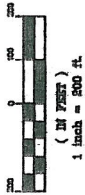
C. 1/4, C08
 ILLUSTRATED
 NOT VISITED

CURVE	RADIUS	LENGTH	DELTA
C1	95.00'	82.31'	37.34.49"
C2	96.00'	114.84'	76.30.33"
C3	18.00'	25.92'	81.32.77"
C4	105.00'	45.45'	24.48.11"
C5	195.00'	108.18'	39.13.20"
C6	94.00'	88.98'	41.36.26"
C7	47.00'	37.71'	46.36.07"
C8	73.00'	97.38'	76.24.32"
C9	2.00'	2.95'	84.23.34"



FD O'HARE PIN & CAP
 SEE LCR BK 5 PGS 154-155
 VIS. 8/07

SP-11-



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUSE 18078"
- FOUND PIN & CAP
- FENCE
- EASEMENT

LINE	DIRECTION	DISTANCE
L1	N 63°48'20" E	144.72'
L2	N 74°54'47" E	105.98'
L3	S 87°50'25" E	47.82'
L4	S 76°34'32" E	39.00'
L5	N 71°59'01" E	63.81'
L6	N 04°31'32" W	44.22'
L7	N 19°17'07" W	148.31'
L8	N 05°36'06" W	28.43'
L9	N 75°56'21" E	7.67'
L10	S 79°15'28" E	105.84'
L11	S 67°03'51" E	57.96'
L12	S 84°18'45" E	11.28'
L13	S 36°20'59" E	57.83'
L14	N 65°14'49" E	46.89'
L15	S 30°21'37" E	52.70'
L16	S 27°52'59" E	47.47'
L17	S 44°10'49" E	47.89'
L18	S 67°20'12" E	73.54'



AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2011, at _____, M., in Book K of Short Plats at page(s) _____ at the request of Cruse & Associates. RECEIVING NO. _____

JERALD V. PETTIT by
 KITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act at the request of THRALL ROAD DEVELOPMENT CO. IN APRIL OF 2011.



Charles A. Cruse, Jr.
 CHARLES A. CRUSE, JR.
 Professional Land Surveyor
 License No. 18078
 9-9-11
 DATE

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 982-8242
 P. O. Box 969
 Ellensburg, WA 98926 (509) 982-8242
THRALL ROAD SHORT PLAT

After recording return to:
JAMES T. DENISON JR.
Lathrop, Winbauer, Harrel,
Slothower & Denison L.L.P.
P.O. Box 1088
Ellensburg, WA 98926

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By [Signature]
Affidavit No. 2007-1395
Date: 7-11-07

QUIT CLAIM DEED

THE GRANTOR, JAMES R. MAPES, a married man as his separate property, for and in consideration of \$10.00, conveys and quit claims unto THRALL ROAD DEVELOPMENT COMPANY, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Kittitas, State of Washington, including any interest therein which grantor may hereafter acquire as follows:

Lot D & E of that certain survey as recorded on February 5, 2007 in Book 33 of Surveys, pages 214, under Auditor's File No. 200702050005, records of Kittitas County, State of Washington; being a part of the Southeast Quarter of Section 27, Township 17 North, Range 19 East, W.M.

Tax Parcel No. 952267 & 952268

Dated this 9th day of July, 2007.

[Signature]
James R. Mapes

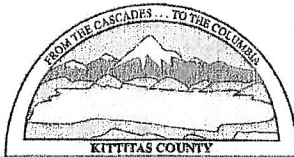
STATE OF WASHINGTON)
) ss.
County of Kittitas)

I certify that I know or have satisfactory evidence that JAMES R. MAPES, a married man as his separate property, is the individual who appeared before me, and said individual acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 9th day of July, 2007.

SHELLEY WINFREY
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 02-05-10

[Signature]
Printed Name: Shelley Winfrey
Notary Public in and for the State of Washington
My commission expires: 2-5-10



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

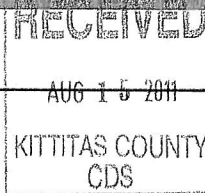
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CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"



DATE: _____

FEE: \$125.00

REQUEST FOR PARCEL HISTORY

Name: Jim Maper c/o Cruise Assoc.

Address: _____

Phone Number: 962-8242

Parcel Number: 17-19-27000-0030; 17-19-27000-0031; 17-19-27000-0033

Information Needed: Eligible for 1 time split?

For Staff Use:

Card Number(s): _____

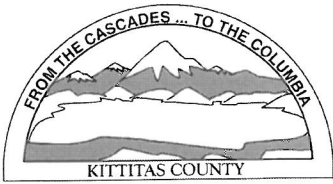
Zoning Classification: Agriculture 70

Staff Notes:
All three parcels created via segregation in 07
No critical areas - no prior short plat - All < 20 Acres
All parcels eligible for one-time split under
17.29.040

Staff Reviewer: [Signature] Date: 9/2/2011

****The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted****

CDS FORMS\PLANNING\LAND USE APP\NEW 2008 LAND USE APP\REQUEST FOR PARCEL HISTORY
UPDATED: 10/17/08



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

RECEIPT NO.: 00012170

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024613

Date: 9/9/2011

Applicant: THRALL ROAD DEV CO LLC

Type: check # 2308

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-11-00009	CDS FEE FOR SHORT PLAT	720.00
SP-11-00009	EH SHORT PLAT FEE	380.00
SP-11-00009	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-11-00009	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,450.00