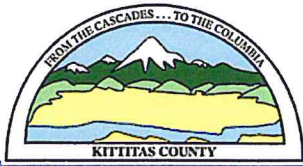


SP-13-00004



**KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
CDS@CO.KITITITAS.WA.US  
Office (509) 962-7506  
Fax (509) 962-7682

"Building Partnerships – Building Communities"

**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
\$470.00	Public Health Proportion (Additional fee of \$75/hour over 4 hours)
<b>\$1,540.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	<div style="border: 1px solid black; padding: 5px;"> <p><b>RECEIVED</b></p> <p>MAR 29 2013</p> <p>KITITITAS COUNTY</p> <p><small>DATE STAMP IN BOX</small></p> </div>
--	-----------	---------------	---

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: ARVIN A. MARCHEL  
Mailing Address: 1410 N PFENNING ROAD  
City/State/ZIP: ELLENSBURG WA 98926  
Day Time Phone: (509) 925-3066 OR (253) 459-5536  
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: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

Name: ENCOMPASS ENGR. AND SURVEYING  
Mailing Address: 108 E 2ND ST  
City/State/ZIP: CLE ELUM WA 98922  
Day Time Phone: (509) 674-7433  
Email Address: DPNelson@EncompassES.net

4. **Street address of property:**

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

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

LOTS X AND Y OF SURVEY BOOK 37, PAGE 208. A PORTION OF THE WEST 1/2 OF SEC. 14, TWN. 17N.,  
RGE. 20E.

6. **Tax parcel number(s):** 17-20-14020-0017 (20393) & 17-20-14030-0004 (920633)

7. **Property size:** 40.00 (acres)

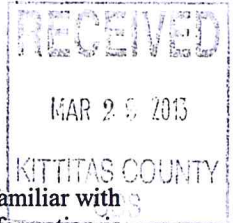
8. **Land Use Information:**

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.
- 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)

Date:

X \_\_\_\_\_

\_\_\_\_\_

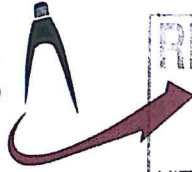
Signature of Land Owner of Record  
(Required for application submittal):

Date:

X



# Letter of Transmittal



**Western Washington Division**  
 165 NE Juniper St., Suite 201, Issaquah, WA 98027  
 Tel (425) 392-0250 Fax (425) 391-3055

**Eastern Washington Division**  
 108 East 2<sup>nd</sup> Street, Cle Elum, WA 98922  
 Tel (509) 674-7433 Fax (509) 674-7419

**To:** KITTITAS COUNTY CDS  
 ELLENSBURG WA

**Date:** 3-28-2013

**Job No.** 13028

**Attn:**

**Re:** A. MARCHEL SHORT PLAT (PRELIMINARY)

**WE ARE SENDING YOU**     Attached     Under separate cover via overnight mail/regular mail the following items:

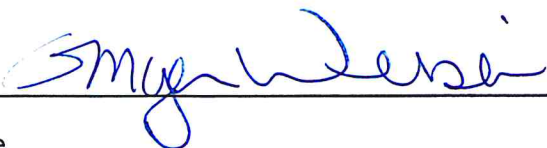
PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
5		2	COPIES WITH CONTOURS
			COUNTY FEES
*3			OVERVIEW LETTER - *1 FOR CDS, 1 FOR PUBLIC WORKS & 1 FOR HEALTH
1			APPLICATION & PUBLIC DISCLOSURE STATEMENT
1			8 ½ X 11 MAP

**THESE ARE TRANSMITTED as checked below:**

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

**REMARKS:**

Signature:  Title: ENGR. & SURV. TECH.

Copy to: File



## **A. MARCHEL SHORT PLAT PROJECT OVERVIEW**

### **OVERVIEW:**

The attached proposal is to create a Short Plat from two existing parcels totaling 40.00 acres and create four 10.00 acre lots. The property is located within the AG-20 zoning of Kittitas County.

### **UTILITIES:**

The project's proposed sewer shall be individual septic/drainfield and proposed water will be individual wells.

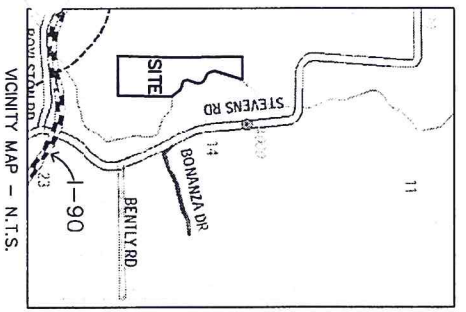
### **TRANSPORTATION:**

Access via easements onto Stevens Road.

### **COMMENTS:**

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





# 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 "A, MARCHEL" SHORT PLAT HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE REQUIREMENTS 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. THE HEALTH DEPARTMENT WILL CONDUCT A SEWAGE TANK INSPECTION 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

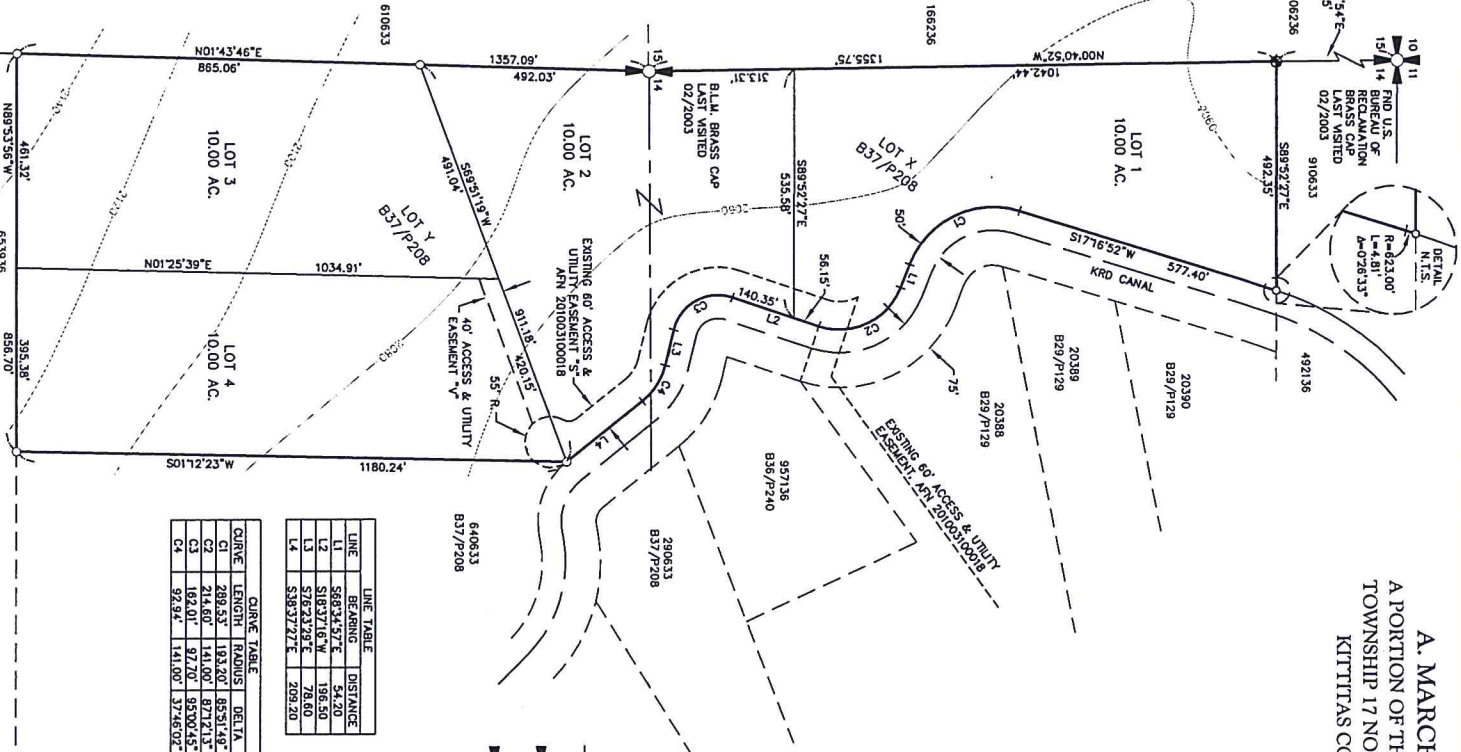
KITTITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 17-20-14020-0017 (20093) & 17-20-14030-0004 (200633)

A. MARCHEL SHORT PLAT  
 A PORTION OF THE WEST 1/2 OF SECTION 14,  
 TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

### SURVEY NOTES:

1. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT X AND LOT Y OF THAT CERTAIN SURVEY AS RECORDED IN THE PUBLIC RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, TO THE CONFIGURATION SHOWN HEREON.
  2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 56 TOTAL STATION, THE CORNER WHICH HAD PREVIOUSLY BEEN SHOWN TO BE IN EXCESS OF 110,000 LINEAR FEET AFTER ADJUSTMENT.
  3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
  4. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS, SEE THE FOLLOWING:
    - BOOK 37 OF SURVEYS, PAGE 208 AFR: 201111080059
    - BOOK 36 OF SURVEYS, PAGE 240 AFR: 201003100018
    - BOOK 29 OF SURVEYS, PAGE 129 AFR: 200311170023
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.



LINE	BEARING	DISTANCE
L1	S86°34'57"E	54.20
L2	S18°37'16"W	196.50
L3	S76°23'28"E	78.60
L4	S85°37'27"E	209.20

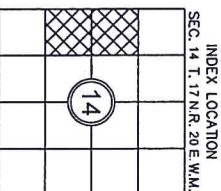
CURVE	LENGTH	RADIUS	DELTA
C1	289.53	183.60	85°51'46"
C2	214.60	141.00	87°17'21.5"
C3	182.01	97.70	95°00'45"
C4	92.94	141.00	37°46'02"

### LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- SET 5/8" IRON ROD & CAP, LSF# 18092
- FOUND IRON ROD & CAP
- FOUND 2" BRASS GLO MONUMENT



SP-13-XXXXX  
 00004



RECORDED'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, W.M., in book \_\_\_\_\_ of \_\_\_\_\_ of pages \_\_\_\_\_ at the request of \_\_\_\_\_

DAVID P. NELSON  
 Surveyor's Name

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 RCW 65A.02.010, as amended, in the State of Washington.

DAVID P. NELSON DATE  
 Certificate No. 18092

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 145 NE Maple Street, Suite 201 • Bellingham, WA 98207 • Phone: (425) 397-2030 • Fax: (425) 391-1855  
 Eastern Washington Division  
 104 East 2nd Street • Co. Egan, WA 98922 • Phone: (509) 674-7411 • Fax: (509) 674-7419

A. MARCHEL SHORT PLAT  
 A PTN. OF THE WEST 1/2 OF SECTION 14  
 TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

OWN BY G. WEISER DATE 03/2013 JOB NO. 13028  
 CHD BY D. NELSON SCALE 1"=200' SHEET 1 OF 2



OWNER:  
 ARVIN A. MARCHEL  
 1410 N. FRENCH ROAD  
 ELLENBURG VA 98926

PARCEL NOS.: 20393 & 920633  
 PARCEL 17-20-1030-0004  
 AREA: 40.00 ACRES  
 LOTS: 4  
 WATER SOURCE: INDIVIDUAL WELLS  
 ZONE: AGRICULTURE 20 (AG-20)

**A. MARCHEL SHORT PLAT**  
 A PORTION OF THE WEST 1/2 OF SECTION 14,  
 TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

**EXISTING LEGAL DESCRIPTION:**

LOT X AND LOT Y OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 37 OF SURVEYS, AT PAGE 208, RECORDED UNDER AUDITOR'S FILE NUMBER 20111080055, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

**NOTES:**

1. 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. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
2. PER ROW 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
4. 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.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BOUNDING PERMIT FOR THIS SHORT PLAT.
7. 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.
8. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO UNPROFITABLE GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTLEMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT, ARVIN A. MARCHEL, AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

ARVIN A. MARCHEL

ACKNOWLEDGEMENT  
 STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) S.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_  
 TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO DECLARED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SIGNED THE SAID AS 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 \_\_\_\_\_  
 MY APPOINTMENT EXPIRES AT \_\_\_\_\_

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_  
 SURVEYOR'S NAME \_\_\_\_\_  
 DAVID P. NELSON  
 JERRALD V. FETIT  
 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 \_\_\_\_\_  
 IN \_\_\_\_\_ 2013  
 DAVID P. NELSON  
 CERTIFICATE NO. \_\_\_\_\_ 18092 DATE \_\_\_\_\_



**ADJACENT OWNERS:**

- 906226
- 162226
- 610633
- EL RANCHO KITTITAS LLC
- 1717 STEVENS ROAD
- 800 SHALE PIT ROAD
- ELLENBURG VA 98926
- 653936
- HOWARD F. CLEFF
- PO BOX 689
- KITTITAS VA 98934
- 910633
- BRAND D. HUSS ETUX
- 2222 STEVENS ROAD
- ELLENBURG VA 98926
- 492136
- 1971 STEVENS ROAD
- ELLENBURG VA 98926
- 203390
- 203390
- 640633
- ARVIN A. MARCHEL
- 1410 N. FRENCH ROAD
- ELLENBURG VA 98926
- 592736
- 290633
- TODD AND SUSAN THURMAN
- ELLENBURG VA 98926

**NOTE:**

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS THE SURVEYOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING SURVEYING. THE SURVEYOR IS NOT AN ENGINEER OF ANY DISCIPLINE.

Call Before You Dig  
 1-800-424-5555



**Encompass**  
 ENGINEERING & SURVEYING

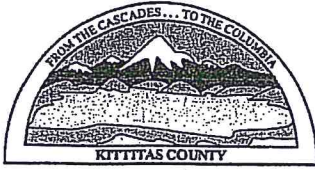
Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 379-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

**A. MARCHEL SHORT PLAT**

PREPARED FOR  
 A PTN. OF THE WEST 1/2 OF SECTION 14  
 TOWNSHIP 17N, RANGE 20E, W.M.,

KITTITAS COUNTY	DATE	JOB NO.
DWN BY G. WEISER	03/2013	13028
CHKD BY D. NELSON	SCALE	SHEET
	N/A	2 OF 2

SP-13-XXXXX  
 00004



# 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

## PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically exempted by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying			
	First	Last	MI	
Address	108 East 2nd Street	Cle Elum	WA	98922
	Street or P.O. Box	City	State	Zip Code
Phone Number	(509) 674-7433			

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

All past and future County correspondence related to this project that is normally sent to the applicant.  
PLEASE EMAIL ALL DOCUMENTS TO [information@encompasses.net](mailto:information@encompasses.net) AS WELL AS HARD COPIES TO ADDRESS ABOVE.



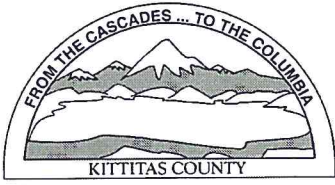
**A. Marchel Short + PLAT**

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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





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

**RECEIPT NO.: 00016849**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 000129

**Date:** 3/29/2013

**Applicant:** MARCHEL, ARVIN

**Type:** check # 459424

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00004	CDS FEE FOR SHORT PLAT	720.00
SP-13-00004	EH SHORT PLAT FEE	470.00
SP-13-00004	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-13-00004	FIRE MARSHAL SHORT PLAT FEE	130.00
	<u>Total:</u>	<u>1,540.00</u>