

# 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 AMENDMENT

(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

# RECEIVED

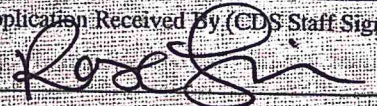
JUL 09 2013

KITTITAS COUNTY  
CDS

### APPLICATION FEES:

~~360.00~~ ~~\$720.00~~ Kittitas County Community Development Services (KCCDS)  
~~110.00~~ ~~\$220.00~~ Kittitas County Department of Public Works  
~~65.00~~ ~~\$130.00~~ Kittitas County Fire Marshal  
~~470.00~~ ~~\$470.00~~ Public Health Proportion (Additional fee of \$75/hour over 4 hours)  
~~535.00~~ ~~\$1,540.00~~ Total fees due for this application (One check made payable to KCCDS)

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 7/9/13	RECEIPT #: 18039 18038	<div style="text-align: center;"> <p><b>PAID</b></p> <p>JUL 09 2013</p> <p><b>KITTITAS CO.</b></p> <p>DATE STAMP IN BOX</p> </div>
DATE STAMP IN BOX			

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

FORM LAST REVISED:01-02-13

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: Claire Hanson  
Mailing Address: 5810 Naneum Rd.  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 925-1676  
Email Address: cashanson@gmail.com

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: Chris Cruse  
Mailing Address: P.O. Box 959  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 962-8242  
Email Address: cruseandassoc@kvalley.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: 5614 & 5810 Naneum Rd.  
City/State/ZIP: Ellensburg WA 98926

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

Lots 1 and 2 of SP-04-32

6. **Tax parcel number(s):** 18-19-16051-0001 and 0002

7. **Property size:** 16.98 (acres)

8. **Land Use Information:**

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

**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. *Amend Lot 1 and 2 all as per application map.*
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?** *Naneum Rd.*

**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 *Chris Cruse*

Date:

*7/2/2013*

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

x *Clare Har*

Date:

*7/8/2013*

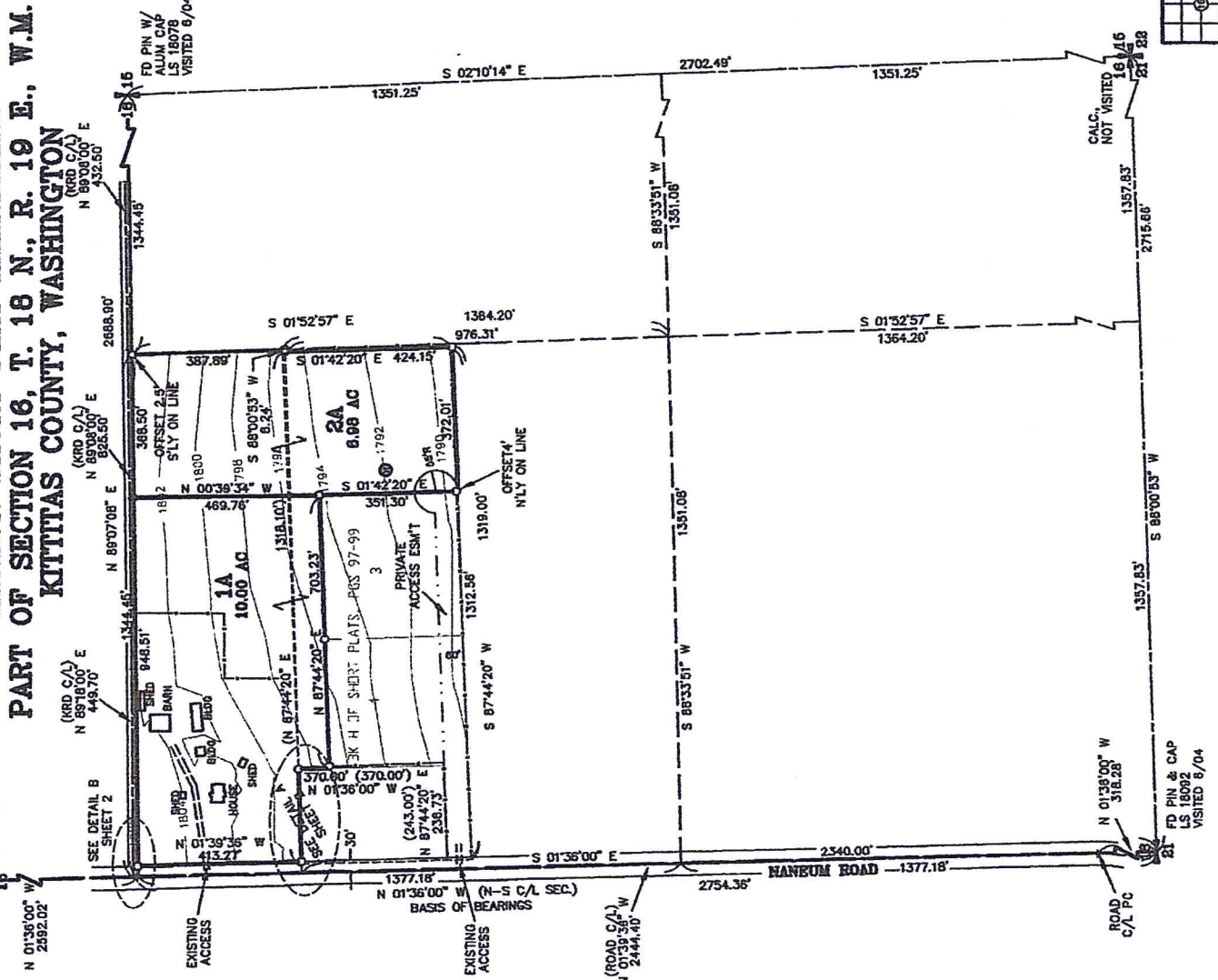


SP-13-00000



**HANSON SHORT PLAT AMENDMENT  
PART OF SECTION 16, T. 18 N., R. 19 E., W.M.  
KITITAS COUNTY, WASHINGTON**

9 FD RR SPIKE  
VISITED 6/04



16 FD PIN W/  
ALUM CAP  
LS 18078  
VISITED 6/04

18 16  
CALC. NOT VISITED  
27 28

21 FD PIN & CAP  
LS 18092  
VISITED 6/04

**VICINITY MAP**



**APPROVALS**

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 201\_\_

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT  
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS  
MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY  
SERVICE DISPOSAL FOR SOME BUT NOT ALL  
ACCESSIBLE. SERVICE DISPOSAL WITHIN SHORT  
PLAT, PROSPECTIVE PURCHASERS OF LOTS ARE URGED  
TO MAKE INQUIRY AT THE COUNTY HEALTH  
DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK  
PERMITS FOR LOTS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE HANSON 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., 201\_\_

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS  
PAID FOR THE PRECEDING YEARS AND FOR THIS  
YEAR HAVE BEEN PAID IN FULL TO BE FILED.  
PARCEL NO. 1819-16001-0001 E. 1819-1601-0002

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

NAME: CLAIRE HANSON  
ADDRESS: 8810 MANERUM ROAD  
ELLensburg, WA 98926  
PHONE: (509) 674-8087

EXISTING ZONE: AG-20  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: SEPTIC TANKS  
WIDTH AND TYPE OF ACCESS: COUNTY ROAD R/W &  
PRIVATE ACCESS ESM'T

NO. OF SHORT PLATTED LOTS: TWO (2)  
SCALE: 1" = 200'

SUBMITTED OR APPROVAL DATE: \_\_\_\_\_  
RETURNED FOR CAUSE OR: \_\_\_\_\_

**AUDITOR'S CERTIFICATE**  
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_  
2013, at \_\_\_\_\_ M., in Book L of Short Plats  
at page(s) \_\_\_\_\_ of the request of Cruse & Associates.  
RECEIVING NO. \_\_\_\_\_

**SERIAL SET BY:**  
KITITAS 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 CLAIRE HANSON in JULY of 2013.



**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St.  
Ellensburg, WA 98926 (509) 962-6242

**HANSON SHORT PLAT AMEND.**

5-22-13

HANSON ~~BEA~~ SP Amendment

AUTO INVERSE

\*\*\*\*\* START **ZA**

943	INV	S	1 52 57	E	387.80	91443.82368	93242.90246	943
								L12 SING PROP
307	INV	S	88 00 55	W	6.24	91443.60655	93255.64470	307
								SOUTH 2540.5
331	INV	S	1 42 20	E	424.15	91018.64247	93243.41070	331
								P/L 151
311	INV	S	87 44 20	W	372.01	91004.95526	93265.03480	311
								HANSON P/L C
371	INV	N	1 42 20	W	350.30	91356.10627	92880.31365	371
								HANSON PROP COR
369	INV	N	0 39 34	W	489.76	91825.83360	92879.85785	369
								HANSON PROP COR
374	INV	N	89 07 08	E	368.50	91831.50025	92874.45083	374
								HANSON B/LA

=====  
 NO CLOSURE ERROR Area = 303450.18 sq ft 6.97774 ac  
 PT/PT INVERSE

\*\*\*\*\* START **1A**

374	INV	S	0 39 34	E	469.76	91356.10627	92874.45083	374
								HANSON B/LA
369	INV	S	87 44 20	W	703.23	91328.30115	92879.85785	369
								HANSON PROP COR
367	INV	N	1 36 00	W	78.75	91407.08634	92174.69222	367
								HANSON PROP COR
314	INV	S	87 44 20	W	450.14	91300.16184	92024.95255	314
								HANSON P/L C
328	INV	S	88 00 55	W	84.58	91348.16656	91838.92225	328
								P/L 151
328	INV	N	1 39 36	W	413.27	91811.24755	91826.05027	328
								S/L P/W 101
366	INV	N	89 07 08	E	845.50	91825.83360	92874.45083	374
								HANSON B/LA

=====  
 NO CLOSURE ERROR Area = 435500.00 sq ft 10.00000 ac

## COMMITMENT FOR TITLE INSURANCE

Prepared for:  
AmeriTitle Escrow Closing Dept.  
P.O. Box 617  
503 North Pearl  
Ellensburg WA 98926  
509-925-1477  
(FAX) 509-962-8325  
ellensburg@ameri-title.com  
Attn: **Schiree Sullivan**

Inquiries should be made to:  
AMERITITLE  
P. O. Box 617  
101 West 5th Avenue  
Ellensburg WA 98926  
(509) 925-1477 / FAX (509) 962-3111  
Email: ellensburg@ameri-title.com

### SCHEDULE A

Title Number: **0118300-E**  
Policy underwritten by: **CHICAGO TITLE**  
Title Officer: **ANNA WILLIAMS**  
Your Reference No.: **HANSON / ROGERS**

1. Effective Dated as of **May 28, 2013 at 8:00 A.M.**

2. Policy or Policies to be issued:	Liability	Premium
ALTA Owner's Policy (6/17/06) Standard	\$112,500.00 Sales Tax:	\$236.00 \$18.88 Rate: Subdivider's
Proposed Insured: <b>PAUL V. ROGERS, JR.</b>		
ALTA Loan Policy (6/17/06) Extended	Sales Tax:	\$ TO BE DETERMINED \$ Rate: Extended Simultaneous
Proposed Insured: <b>TO BE DETERMINED</b>		

3. The estate or interest in the land which is covered by this Commitment is:

**FEE SIMPLE ESTATE**

4. Title to the estate or interest in the land is at the effective date hereof vested in:

**CLAIRE S. HANSON, ALSO APPEARING OF RECORD AS CLAIRE AGNES HANSON AND  
CLAIRE M. HANSON, A SINGLE PERSON, AS HER SEPARATE ESTATE, WHO ACQUIRED  
TITLE AS CLAIRE SCHWEIKER**

5. The land referred to in this Commitment is described as follows:

**As fully set forth on attached.**



## **SCHEDULE A (Continued)**

Order No.: 0118300-E

Legal Description:

### PARCEL A:

Lot 2 of HANSON SHORT PLAT, Kittitas County Short Plat No. SP-04-32, as recorded July 21, 2005, in Book H of Short Plats, pages 97 to 99, under Auditor's File No. 200507210008, records of Kittitas County, State of Washington; being a portion of the Southeast Quarter of Section 16, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

### PARCEL B:

A sixty (60') foot ingress and egress access easement including a fifty-five (55') foot radius cul-de-sac as delineated on Hanson Short Plat Kittitas County Short Plat No. SP-04-32, as recorded July 21, 2005, in Book H of Short Plats, pages 97 to 99, under Auditor's File No. 200507210008, records of Kittitas County, State of Washington; being a portion of the Southeast Quarter of Section 16, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

EXCEPT any portion lying within Parcel A.

**END OF SCHEDULE A**

**SCHEDULE B – SECTION I**

File No.: 0118300-E

**REQUIREMENTS**

1. Instruments necessary to create the estate or interest or mortgage to be insured must be properly executed, delivered, and duly filed for record.
2. The interest of the proposed insured will be subject to the community interest of the spouse or domestic partner, if married or in a domestic partnership at date of acquiring said interest, and further subject to matters which the records may disclose against the name of said spouse or domestic partner.
3. The names of the proposed insured were not furnished in the application for title insurance, and when disclosed will be subject to such matters as may be found by a search of the records against said names.
4. Any conveyance or encumbrance executed by the herein named party/parties must also be executed by the spouse or domestic partner of said party/parties, if married or in a domestic partnership.  
Party/parties : Claire Hanson
5. The legal description contained in this commitment is based on information provided with the application for title insurance and the public records as defined in the policy to issue. The parties to the forthcoming transaction must notify the title insurance company prior to closing if the legal description does not conform to their expectations.

**END OF SCHEDULE B - SECTION I**



## SCHEDULE B – SECTION II

File No.: 0118300-E

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

### GENERAL EXCEPTIONS:

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.
- K. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

**End of General Exceptions**

**SCHEDULE B – SECTION II continued**

File no: 0118300-E

**SPECIAL EXCEPTIONS:**

1. Lien of real estate excise sales tax upon any sale of said premises, if unpaid. Real estate excise tax on said property is subject to tax at the rate of 1.53% (State = 1.28%; Local = 0.25%).
2. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to County Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

3. Possibility of unpaid assessments levied by the Kittitas Reclamation District, notice of which is given by an amendatory contract recorded in Book 82 of Deeds, page 69, under Kittitas County Auditor's File No. 208267, no search having been made therefore.

To obtain assessment information, please contact the Kittitas Reclamation District: 509-925-6158.

4. Amendatory Contract, governing reclamation and irrigation matters:  
Parties : The United States of America and the Kittitas Reclamation District  
Dated : January 20, 1949  
Recorded : May 25, 1949, in Volume 82 of Deeds, page 69  
Auditor's File No. : 208267  
Affects : Said premises and other lands within the said irrigation district. Said contract governs construction, charges, protection of water rights, irrigation rights, obligations, responsibilities and all related matters.
5. Pendency of Yakima County Superior Court Cause No. 77-2-01484-5, State of Washington, Department of Ecology, Plaintiff, vs. James J. Acquavella, et al, Defendants; notice of which is given by Lis Pendens recorded on October 14, 1977, in Volume 90, page 589, under Kittitas County recording number 417302, and supplemental notice of Lis Pendens recorded June 4, 1980, in Volume 131, page 63, under Auditor's File No. 442263; being an action for the determination of the rights to divert, withdraw, or otherwise make use of the surface waters of the Yakima River Drainage Basin, in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington. (Attorney for Plaintiff: Charles B. Roe, Jr., Senior Assistant Attorney General)

NOTE: The policy/policies to be issued include(s) as one of the printed exceptions to coverage: "Water rights, claims or title to water" as set forth as Paragraph J in the general exceptions which are printed on Schedule B herein.

The pending action involves such water rights and therefore, will not be set forth as a separate exception in said policy/policies.

**SCHEDULE B – SECTION II continued**

File no: **0118300-E**

6. Covenants, conditions and restrictions contained in instrument:

Recorded : September 21, 1981

Auditor's File No. : 455707, which are as follows:

"It is understood and agreed that this conveyance is made and accepted and said Realty is hereby granted upon and subject to the following Covenants, Conditions and Restrictions (in addition to any hereinabove or hereinafter mentioned), which Covenants, Conditions and Restrictions shall apply to and run with the land:

No trailer or mobile home shall at any time be used as a residence temporarily or permanently, regardless of whether the same shall be on a concrete foundation or added to any other structure."

7. Matters disclosed on the Hanson Short Plat recorded July 21, 2005, in Book H of Short Plats, pages 97 to 99, under Auditor's File No. 200507210008, including but not limited to the following:

a) 55' radius private access easement

b) Location of fences in relation to property boundaries

c) Note 2 which states:

"A public utility easement 10 feet in width is reserved along all lots 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."

d) All other notes contained thereon

8. Declaration of Protective Covenants, Conditions and Restrictions, recorded June 2, 2008, under Kittitas County Auditor's File No. 200806020080, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Amendment recorded September 15, 2008, under Auditor's File No. 200809150035.

9. General Exceptions A, B, C, D, E and F will be shown in the extended coverage policy to be issued unless cleared to the satisfaction of the Company. This commitment will be supplemented when we have more information.

[x] The enclosed Owner's Affidavit must be completed and submitted to this Company prior to closing.

**END OF SCHEDULE B – SECTION II**



## NOTES

File No.: 0118300-E

The following matters will not be listed as Special Exceptions in Schedule B of the policy or policies to be issued. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy or policies to be issued:

1. Suggested abbreviated legal (for use when a standardized cover sheet is required for recording):  
Lot 2, HANSON SHORT PLAT, SP-04-32, Book H of Short Plats, pages 97 to 99, ptn of SE Quarter of Section 16, Township 18N, Range 19E, W.M.
2. The following endorsements will be attached to the ALTA Owner's policy when issued: NONE
3. Upon issuance of our ALTA Extended Loan Policy, we will include Endorsement Nos. 8.1-06 and 9.3-06.

REQUESTS FOR ANY ADDITIONAL ENDORSEMENTS MUST BE SUBMITTED TO THIS COMPANY AS SOON AS POSSIBLE. NO COMMITMENT IS MADE AT THIS TIME FOR ANY ADDITIONAL ENDORSEMENTS.

4. When appointing this Company as Trustee on the forthcoming Deed of Trust, we must be correctly identified as: AmeriTitle
5. General taxes and assessments for the year 2013 have been paid.  
Amount : \$48.28  
Tax Parcel No. : 18-19-16051-0002 (324334)
6. Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.
7. In the event this transaction fails to close and this commitment is cancelled, a minimum cancellation fee of \$54.00 may be charged to comply with the State Insurance Code and the filed schedule of this Company.

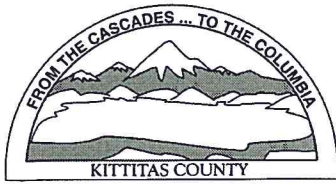
## END OF NOTES

AW/lmw

3 cc: AmeriTitle: Schiree Sullivan

1 cc: Windermere: Art  
arts@fairpoint.net

1 cc: LWHSD: Jeff Slothower  
jslothower@lwhsd.com



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

**RECEIPT NO.:** 00018039

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

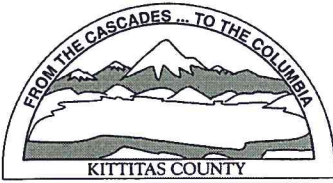
**Account name:** 027280

**Date:** 7/9/2013

**Applicant:** HANSON, CLAIRE

**Type:** check # 1340

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00008	EH SHORT PLAT FEE	235.00
	Total:	235.00



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

**RECEIPT NO.: 00018038**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 027280

**Date:** 7/9/2013

**Applicant:** HANSON, CLAIRE

**Type:** check # 3927

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00008	CDS FEE FOR SHORT PLAT	360.00
SP-13-00008	PUBLIC WORKS SHORT PLAT FEE	110.00
SP-13-00008	FIRE MARSHAL SHORT PLAT FEE	65.00
	Total:	535.00