

Critical Areas Checklist

Thursday, July 31, 2014

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

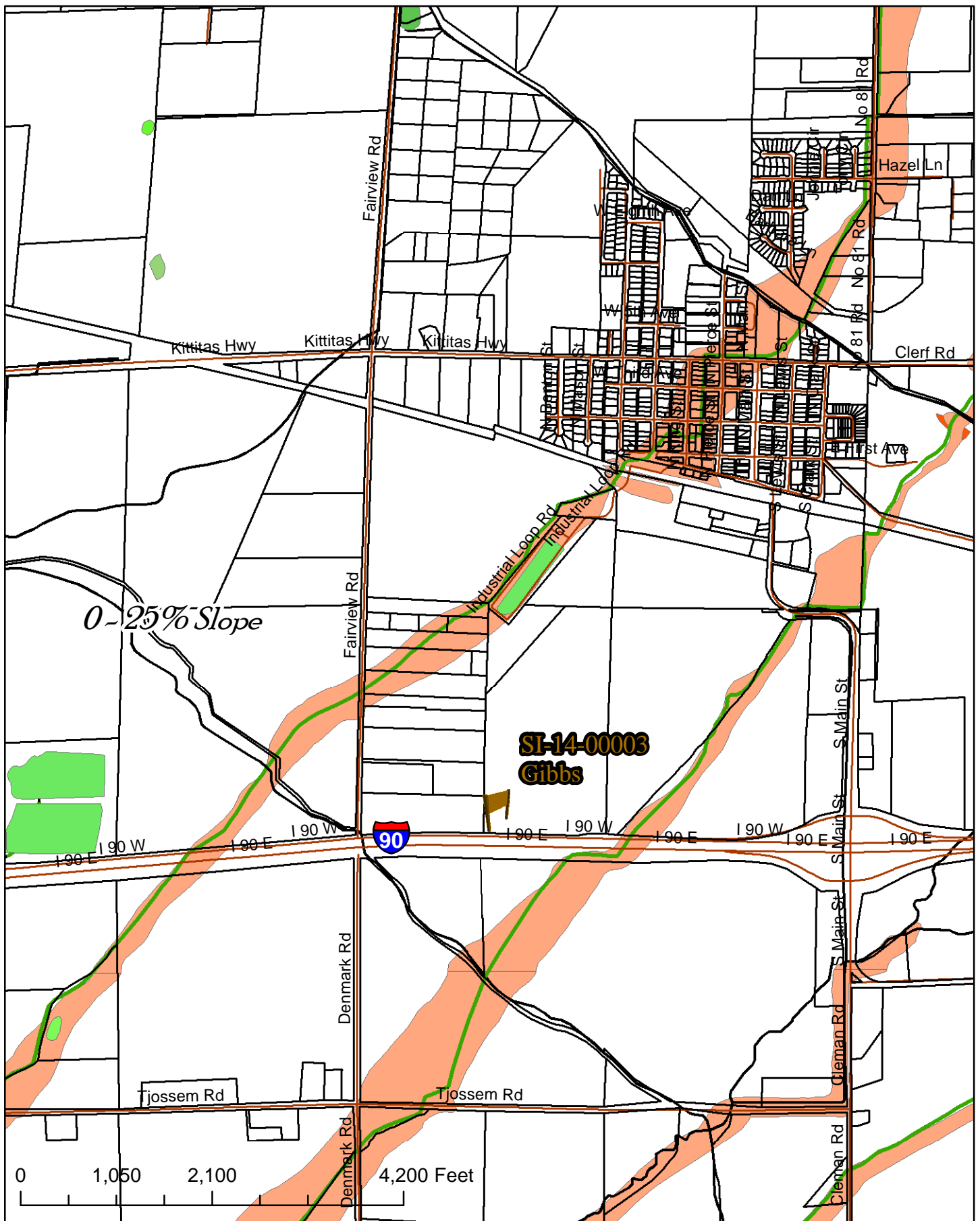
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

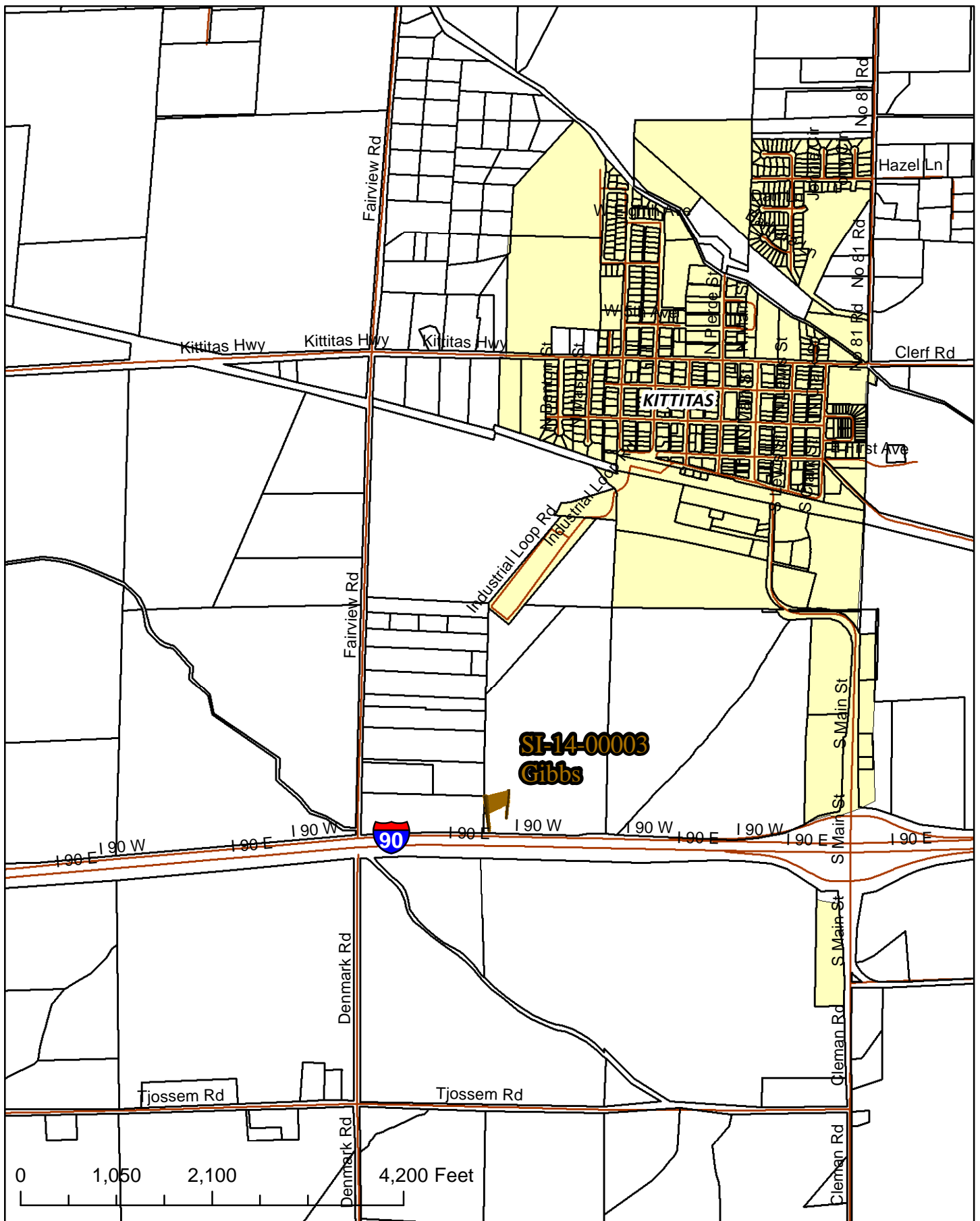


SI-14-00003
Gibbs

Critical Area
Map

7/31/2014

kaycee.hathaway

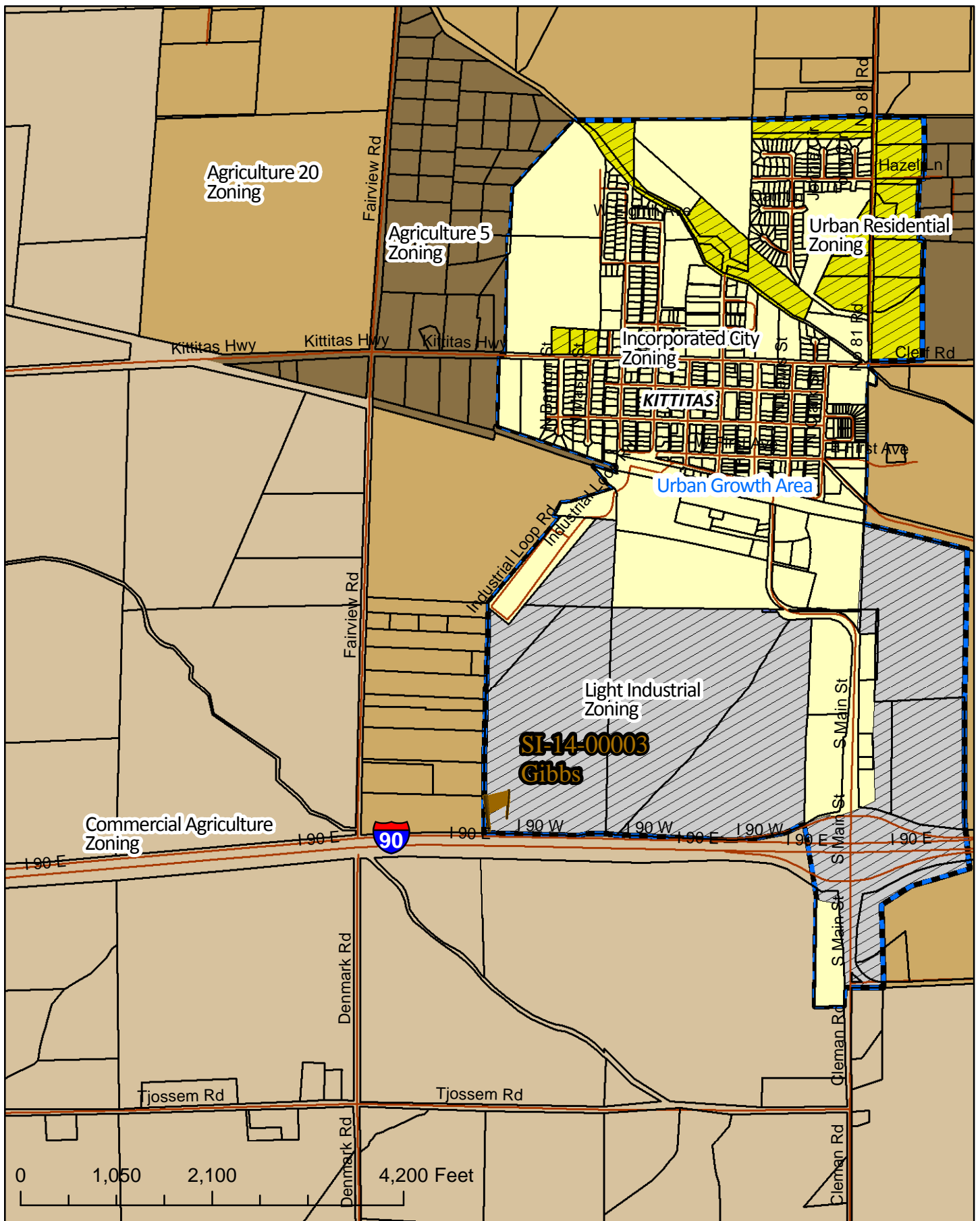


SI-14-00003
Gibbs

Area
Map

7/31/2014

kaycee.hathaway



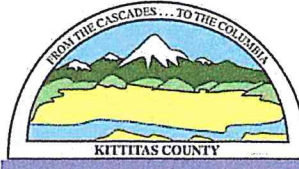
SI-14-00003
Gibbs

Zoning
Map

7/31/2014

kaycee.hathaway

51-14-00003



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

"Building Partnerships – Building Communities"

SIGN PERMIT APPLICATION

(For a permit to place a sign on a structure or site in accordance with KCC 17.72)

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

- Site Plan showing the location of the sign, all roads and drives, setbacks from property lines, distance from right-of-way edge (Distance from the edge of a right-of-way shall be measured horizontally along a line normal or perpendicular to the center line of the highway).
- Description of proposed sign: include dimensions, height and size of posts or footings, a statement of the precise location where the sign is to be erected or maintained, and a statement of the proposed size and shape of the design. Include a picture/visual of the sign if available.
- Project Narrative responding to Question 9 on the following pages.

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CDS

APPLICATION FEES:

75.00 Kittitas County Community Development Services (KCCDS)

\$75.00 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: 7/2/14

RECEIPT # # 21842

PAID

JUL 02 2014

KITTTITAS CO.

CDS
DATE STAMP IN BOX

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

FORM LAST REVISED: 04/21/11

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: Ronald J. Gibb
Mailing Address: 660 Sotenson Rd
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 306-0042
Email Address: Ron.gibb@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: Bruce Storey (AGI Media, LLC)
Mailing Address: 8565 Coopers Hawk Dr
City/State/ZIP: Redmond, OR 97756
Day Time Phone: (253) 304-8756 cell/text
Email Address: bruce@agioutdoor.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):

SEC. 11, TWP. 17, R5E. 19 PTN. E 1/2 SW 1/4

6. Tax parcel number: 342333

7. Property size: 74.32 (acres)

8. Land Use Information:

Zoning: I-L 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.

AUTHORIZATION

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 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

[Handwritten Signature]

7-2-2014

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

Date:

X

Copy of Sign Property Lease Agreement
attached per Jeff Watson

HIGH DESERT PATHWAYS, INC
8565 Coopers Hawk Drive
Redmond, OR 97756
Phone: 253-304-8756 desertpathways@aol.com

Lease Number: RDG I-90NL-4000

Sign Property Lease Agreement

The undersigned Lessor for valuable consideration hereby leases and grants exclusively to *High Desert Pathways, Inc* (Lessee) its successors, and or assigns, a required portion of the property described as: the southwest corner of Parcel Number 342333, adjacent the north highway right of way line of I-90, approximately 4,000 feet west of the Kittitas over-pass in Kittitas County and State of Washington with the following Kittitas County Assessor legal parcel description: ACRES 74.32, CD. 9800-2; SEC. 11, TWP. 17, RGE. 19 PTN. E1/2 SW1/4

for the purpose of erecting and maintaining an advertising sign, including the necessary structure, devices, illumination and connections, upon the terms and conditions herein contained, for a primary term of ten (10) years from the date of completed construction, and it shall continue for perpetual subsequent like terms after the original or any renewal term of this lease, unless otherwise cancelled by any other provision of this lease agreement.

Lessee shall apply and pay for necessary sign permit(s), electrical or solar service to the sign, and any other services necessary to operate the sign and make the sign operational. Lessor shall provide assistance with these issues as necessary.

Lessee shall also pay, for the duration of the lease term, on going operational costs of the sign, such as any applicable personal property tax on the sign structure, income tax, power and phone costs or other such costs relating to the operation of the sign display.

The consideration shall be at a rental of the greater of \$ 100.00 per year guarantee, or 1% percent of the annual collected revenue, beginning on the date the sign structure is completely erected, the lease commencement date. The payments shall be made quarterly in advance with any percentage adjustments paid within thirty (30) days following the lease commencement date anniversary. Lessee check #1230 attached, in the amount of one hundred dollars (\$100.00) shall be applied to the 1st quarter payment. The first quarter lease payment balance shall be paid by the Lessee to the Lessor within ten (10) days after said rental commencement date and each quarter thereafter under the terms and conditions of this lease. The annual guaranteed rental consideration shall increase 7% for each subsequent like term.

The person signing the lease as, or for the Lessor, represents and warrants that he, or she, is the owner or representative of the owner of the property site and is duly authorized to execute this notarized lease. The word "Lessor" as herein used shall include and mean all persons signing this lease as "Lessor". The lease is binding upon the heirs, assigns and successors of both the Lessor and Lessee. It is understood and agreed that the name High Desert Pathways, Inc and the word "Lessee" shall mean and include other individuals, partnerships and corporations, which are affiliated with High Desert Pathways, Inc.

THE TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE HEREOF ARE INCORPORATED
HEREIN BY REFERENCE AND EXPRESSLY MADE A PART OF THIS LEASE.

High Desert Pathways, Inc (LESSEE)

BRUCE STOREY
Accepted By

LESSOR:

Ronald J. Gibb
PRINT NAME/TITLE

Ronald J. Gibb
SIGNATURE

1660 Sorenson Rd
STREET ADDRESS

Ellensburg, WA 98926
CITY & STATE

Social Security/Federal ID Number 761616467


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Description of Proposed Sign

A single pole, single east face sign structure no larger than 10' x 15' and no higher than 25' overall. The pole shall be a column 18" x .250 with a 5' x 6' x 7' deep cubed foundation filled with 10 yards of concrete. Illumination will consist of a single solar LED light fixture.

Project Narrative

This sign structure location meets all the Washington State conditions for installing an off premise sign adjacent to the I-90 Interstate. It is a maximum 150 sq ft in size and exceeds the minimum spacing and distance requirements as well as the requirement of either commercial or industrial zoning. There are no water, sewer or other utility issues at this site location at the very southwest corner of parcel # 342333 in Kittitas County. The access is via the property owner's private field road.


AGI Media, LLC
July 1, 2014

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Exhibit A - Sign Property Lease Agreement - R708 I-90 NW - 4000

Legend

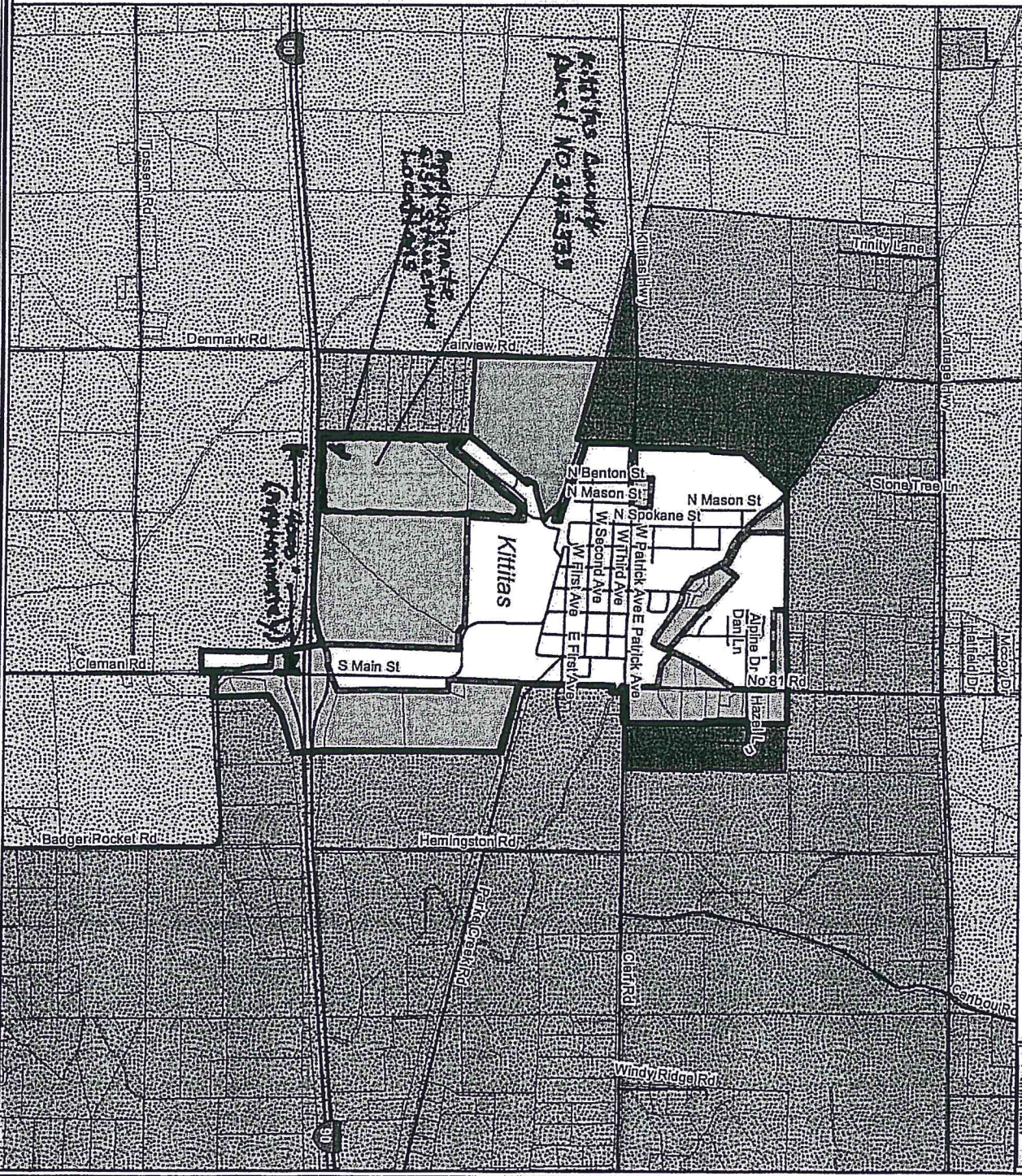
- Interstate Highways
- All Roads
- Cities 02 2014
- Urban Growth Area
- LAMIRDS
- PUDs

- Zoning Classification**
- Agriculture 3
 - Agriculture 5
 - Agriculture 20
 - Commercial Agriculture
 - Rural Recreation
 - Forest and Range
 - Commercial Forest
 - General Commercial
 - Highway Commercial
 - Limited Commercial
 - General Industrial
 - Light Industrial**
 - Planned Unit Development
 - Master Planned Resort
 - Urban Residential
 - Residential
 - Residential 2
 - Rural Residential
 - Rural 3
 - Rural 5
 - Historic Trailer Court

- Overlay Zones**
- Wind Farm
 - Bowers Field
 - Airport
 - Agriculture Study
 - Ag Production District
 - Historic Liberty District

Kittitas County Zoning Map

Index Box #18
Kittitas



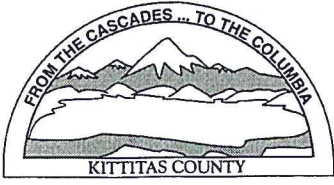
SAMPLE PHOTO

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

RECEIPT NO.: 00021842

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028685

Date: 7/2/2014

Applicant: GIBB, RONALD J ETUX TRUSTEES &

Type: check # 1217

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SI-14-00003	SIGN PERMIT FEE	75.00
	Total:	75.00