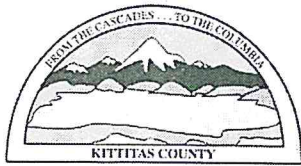


SP-07-07



# 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

## SHORT PLAT APPLICATION

(To divide lot into 2-4 lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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.
- Address list of all landowners within 300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

### OPTIONAL ATTACHMENTS

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

- Certificate of Title (Title Report)
- Computer lot closures *will be furnished with final submittal*

### FEES:

*\$376.00* \$190 plus \$10 per lot for Public Works Department;  
 \$240 plus \$50/hr. over 2.5 hrs. for Environmental Health Department;  
 \$450 for Community Development Services Department  
 (One check made payable to KCCDS)

### FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

X *Amberbella*

DATE:

*1.25.07*

RECEIPT #

*049516*  
*049517*

NOTES:



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

1. Name, mailing address and day phone of land owner(s) of record:

Name: MARK & DARCY WENGER  
Mailing Address: 4684 NELSON SIDING ROAD  
City/State/ZIP: CLE ELUM WA 98922  
Day Time Phone: (206) 650-3272 206-683-1555  
Email Address: \_\_\_\_\_

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

3. Contact person for application (select one):

Owner of record  Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 4684 NELSON SIDING ROAD  
City/State/ZIP: CLE ELUM WA 98922

5. Legal description of property:

A PORTION OF THE NE1/4 OF SECTION 29, TOWNSHIP 20N., RANGE 14E., W.M., KITTITAS COUNTY, WA

6. Tax parcel number(s): 20-14-29010-0010 (479134)

7. Property size: 10.45 (acres)

8. Narrative project description: Please include 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 (be specific, attach additional sheets as necessary):

3 LOT SHORT PLAT, ZONE: AG-3, WATER: INDIVIDUAL WELLS, SEWER: SEPTIC

9. Are Forest Service roads/easements involved with accessing your development?  Yes (explain)  No

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10. What County maintained road(s) will the development be accessing from?  
NELSON SIDING ROAD

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11. 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.

Signature of Authorized Agent:

Date:

X \_\_\_\_\_

\_\_\_\_\_

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

Date:

  
\_\_\_\_\_

1/3/07  
1/3/07



## **WENGER SHORT PLAT PRELIMINARY SHORT PLAT**

### **OVERVIEW:**

The attached proposal is a 3 lot short plat in accordance to KCC Chapter 16.32. The proposed total acreage is  $\pm 10.41$  acres consisting of one existing parcel. Both properties are located within the Ag-3 zoning of Kittitas County. Please see attached plan for proposed lot configuration.

### **BACKGROUND:**

The property is currently being used as a single family residents by the applicant. There are two structures on-site and approximately shown on the enclosed map. A more accurate location of existing site improvements will be provided after the Spring thaw.

### **UTILITIES:**

The project's proposed sewer shall be individual septic and proposed water will be individual and shared well. An existing well is on-site. No KRD water is provided to this parcel.

### **TRANSPORTATION:**

Offsite – Improvements are proposed along existing 20-foot easement (AFN. 143999) connecting the project into Nelson Siding Road. A variance request is enclosed to allow for more than two lots to be served from this easement.

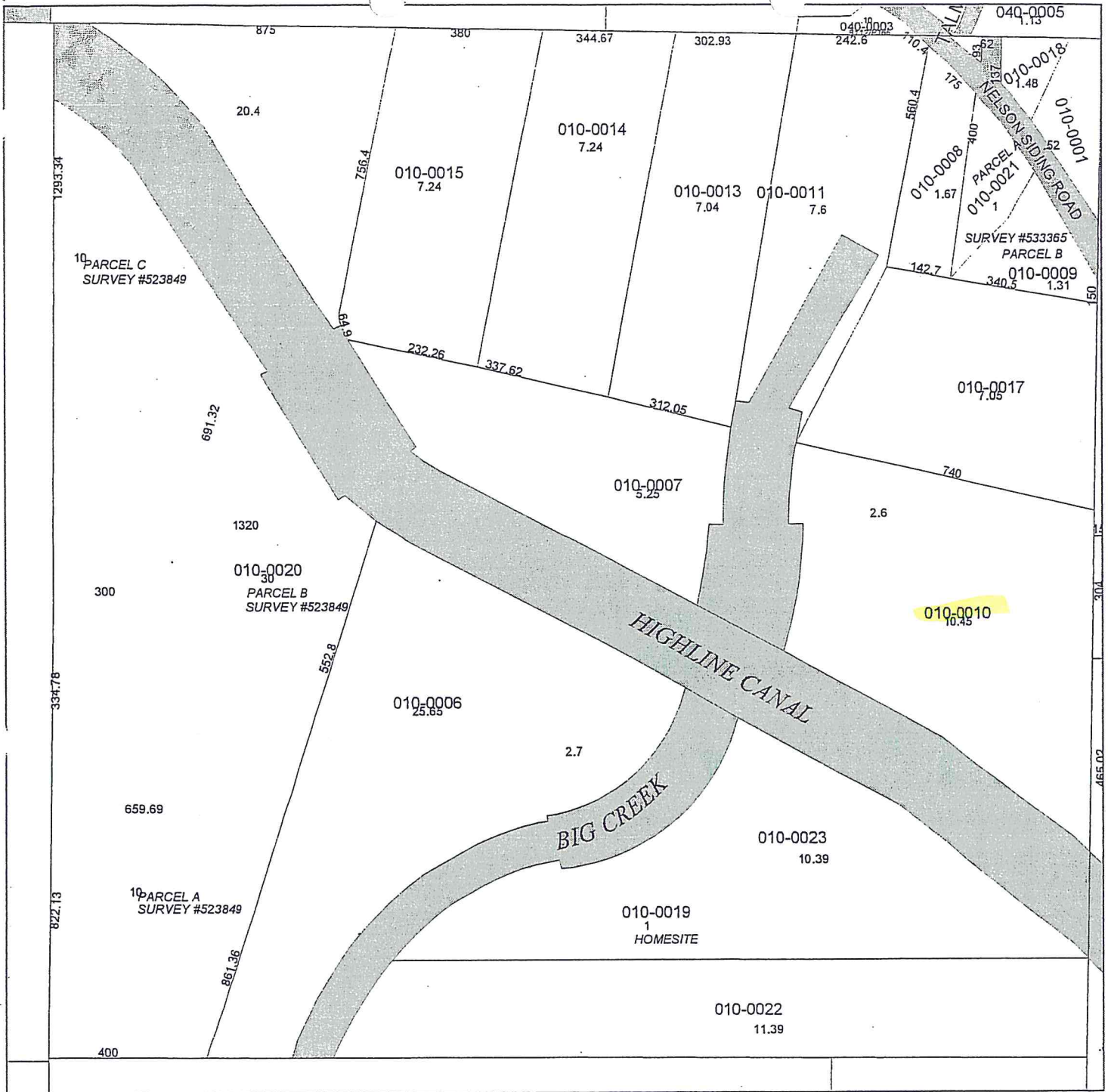
Onsite – Road improvements will be designed according to the Kittitas County Road Standards. A 40-foot easement with a cul-de-sac will be provided and constructed for the proposed project. Please see enclosed map for roadway configuration.

### **Miscellaneous:**

The applicant is aware that a road maintenance agreement, Kittitas County access permit & road certification will need to be provided prior to the issuance of a building permit. A more detailed & accurate survey map will be provided after the Spring thaw showing more accurately the existing structures, driveways and boundary for the proposed short plat.

### **COMMENTS:**

Attached are copies of the proposed Short Plat, Variance Request, Subdivision Guarantee, Adjacent Ownership, Application and County Short Plat fees.



Township: 20 Range: 14 Section: 29-NE Qtr

ParcelView 4.0.1



**Encompass Engineering & Surveying**  
 108 East 2nd Street, Cle Elum, Washington 98922  
 Phone: (509) 674-7433 Fax: (509) 674-7419

# LETTER OF TRANSMITTAL

TO KITITAS CO CDS  
Ellensburg WA

DATE	<u>1-25-07</u>	JOB NO.	<u>06305</u>
ATTENTION			
RE:	<u>Wenger Short Plat (preliminary)</u>		

GENTLEMEN:

- WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:
- Shop drawings       Prints       Plans       Samples       Specifications
- Copy of letter       Change order       \_\_\_\_\_

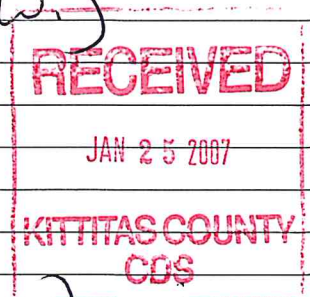
COPIES	DATE	NO.	DESCRIPTION
<u>5</u>		<u>2</u>	<u>Copies of Short Plat</u>
<u>1</u>			<u>Sub-Div. Guarantee</u>
<u>1</u>			<u>300' R List of Owners &amp; map</u>
<u>1</u>			<u>Application</u>
<u>1</u>			<u>8 1/2 x 11 map</u>
<u>2</u>			<u>Road Variance</u>
<u>2</u>			<u>Overview</u>
<u>1</u>			<u>County fees</u>

THESE ARE TRANSMITTED: as checked below:

- For approval       Approval as submitted       Resubmit \_\_\_\_\_ copies for distribution
- For your use       Approval as noted       Submit \_\_\_\_\_ copies for distribution
- As requested       Returned for corrections       Return \_\_\_\_\_ corrected prints
- For review and comment       \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_ 20\_\_\_\_\_       PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPIES of AfN 143999, 487802  
AND 488779 for Randy (P.W.)



COPY TO \_\_\_\_\_

SIGNED: Guy Jensen

*If enclosures are not as noted, kindly notify us at once.*