

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

(To divide lot into 2-4 lots)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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.
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

OPTIONAL ATTACHMENTS

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

- Certificate of Title (Title Report)
- Computer lot closures

well log

APPLICATION FEES:

\$190 plus \$10 per lot for Public Works Department;
 \$380 plus \$75/hr. over 4 hrs. for Environmental Health Department;
 \$720 for Community Development Services Department;
 \$130 for Fire Marshal
 (One check made payable to KCCDS)

RECEIVED

MAR 05 2010

FOR STAFF USE ONLY

Kittitas County
DATE STAMP
HERE

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X [Signature]

DATE:

3/5/10

RECEIPT #

20007193

NOTES:

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

Landowner(s) signature(s) required on application form.

Name: Traci Shallbetter
Mailing Address: 3201 Airport Road
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-674-3836
Email Address: traci@shallbetterlaw.com

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

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Marc Kirkpatrick
Mailing Address: Encompass Surveying & Engineering
City/State/ZIP: 108 E. 2nd, Cle Elum, WA 98922
Day Time Phone: 509-674-7433
Email Address: mkirkpatrick@encompasses.net

3. **Street address of property:**

Address: 3201 Airport Road
City/State/ZIP: Cle Elum, WA 98922

4. **Legal description of property:**

Parcel 2 of that certain survey recorded May 30, 2006, in Book 32 of Surveys, page 188, under AFN 20060530001, records of Kittitas County, being a portino of the SW and SE quarters of Section 29, T20N, R16E, W.M.

5. **Tax parcel number(s):** 950641 / 20-10-291000-0021

6. **Property size:** 10.76 acres (acres)

7. **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):

Short Plat of existing 10.76 acre lot into two lots, one approximately 7.7 acres and the other approximately 3.0 acres. One lot is already improved with a residence and served by a well and septic. Power will be stubbed to property line for new lot. New lot will be served by exempt well, with possibility of shared well agreement with existing lot. New lot will be served by own septic. Both lots will be served by joint-use driveway off of Airport Road. A variance from the road standards has been granted given that a total of no more than 3 lots will be accessed off of Airport Road, and one of those lots fronts on Airport Road

8. **Are Forest Service roads/easements involved with accessing your development?**

Yes No (Circle) If yes, explain:

9. What County maintained road(s) will the development be accessing from?
Airport Road

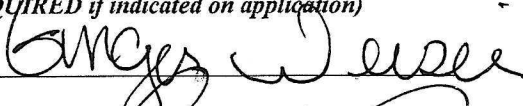
10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess 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 mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X



3-1-10

Signature of Land Owner of Record:
(REQUIRED for application submission)

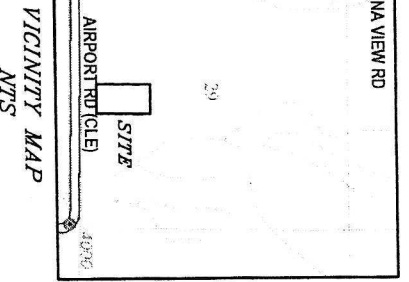
Date:

X



3/5/2010

BLUE SKY SHORT PLAT
A PORTION OF THE SOUTH 1/2 OF SEC. 29 T.20N., R.16E., W.M.
KITITIAS COUNTY, WASHINGTON



APPROVALS

KITITIAS COUNTY PUBLIC WORKS
 EXAMINED AND APPROVED THIS ___ DAY OF _____ A.D., 20__

 KITITIAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE "TRUE SKY" SHORT PLAT HAS BEEN EXAMINED BY ME AND FOUND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITIAS COUNTY PLANNING COMMISSION.
 TO THIS ___ DAY OF _____ A.D., 20__

 KITITIAS COUNTY PLANNING DIRECTOR

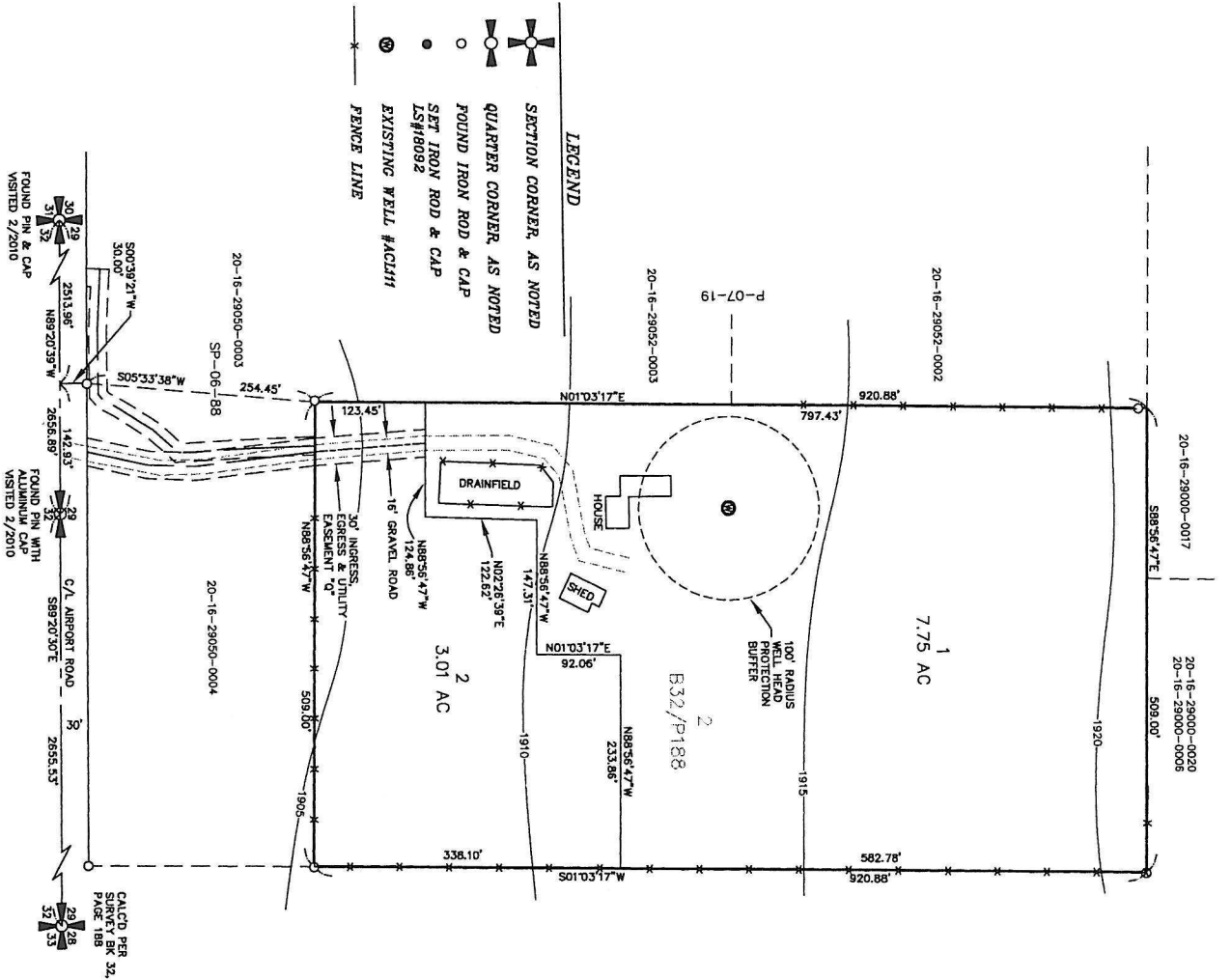
KITITIAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SUCH THE SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
 DATED THIS ___ DAY OF _____ A.D., 20__

 KITITIAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEAR AND THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 DATED THIS ___ DAY OF _____ A.D., 20__

 KITITIAS COUNTY TREASURER

ORIGINAL TAX LOT NO _____ '6--29600--0221 (950641)



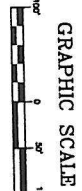
- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - FOUND IRON ROD & CAP
 - SET IRON ROD & CAP
 - LS#180992
 - EXISTING WELL #AC111
 - PENCE LINE

SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BEARINGS ARE PER A SURVEY FILED IN BOOK 2 OF SURVEYS PLAT 168, UNDER AUDITOR'S FILE NUMBER 8006030001, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
 2. THE PURPOSE OF THIS DOCUMENT IS TO SHOW PLAT LOT 2 OF SURVEY 2906820001 UNDER AUDITOR'S FILE NUMBER 8006030001, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON INTO THE CONFUGURATION SHOWN HEREON.
 3. THIS SURVEY WAS PERFORMED USING A TRIMBLE S8 SERIES TOTAL STATION THAT CONTROLLING POINTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVELER IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT.



INDEX LOCATION	SEC. 29 T.20N., R.16E., W.M.
	PLAT 29



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ___ DAY OF _____ A.D., 20__ AT _____ M. IN BOOK _____ OF _____ AT PAGE _____ 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 THE SURVEY RECORDING ACT AT THE REQUEST OF _____ TRAD. SHALKEFLER. _____ IN. FEE: \$20.10.

DAVID P. NELSON _____ DATE: _____ CERTIFICATE NO. 18092. _____

K.C.S.P. NO. 10-XXXXX

PTN. OF THE S. 1/2 OF SEC. 29, T.20N., R.16E., W.M.

KITITIAS COUNTY, WASHINGTON

DWN BY	G. WEISER	DATE	02/2010	JOB NO.	10009
CHKD BY	D. NELSON	SCALE	1"=100'	SHEET	1 OF 2



Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0230 • Fax: (425) 391-3035
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SP-10-XXXXX

OWNER:
TRACI SHALBETTER
3201 AIRPORT ROAD
CLE ELUM WA 98922
PARCEL #20-16-29000-0021 (950841)
ACREAGE: 10.78
2 LOTS
WATER SOURCE: INDIVIDUAL WELLS/SHARED
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
ZONE: AG-3

BLUE SKY SHORT PLAT

A PORTION OF THE SOUTH 1/2 OF SEC. 29 T.20N., R.16E., W.M.

KITTITAS COUNTY, WASHINGTON

SP-10-XXXX

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TRACI SHALBETTER, AS HER SEPARATE ESTATE OWNER IN FEE SIMPLE OF THE HEREBY DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.

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

TO: SHALBETTER

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 EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT _____ SIGNED THE SAME 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 _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AIRTRUST BANK, THE UNDERSIGNED BENEFCIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D., 20__

NAME _____ TITLE _____
NAME _____ TITLE _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____ 20__ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY QUALIFIED AND COMMISSIONED, PERSONALLY APPEARED _____ PRESIDENT AND _____ SECRETARY, RESPECTIVELY OF _____ THE CORPORATION TO BE THE _____ OF THE _____ MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

EXISTING LEGAL DESCRIPTION:

PAGE 2 OF THAT CERTAIN SURVEY AS RECORDED MAY 30, 2006, IN BOOK 32 OF SURVEYS, PARCEL 18B, UNDER AUDITOR'S FILE NO. 200605300001, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, 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 RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE GROW 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. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE WHO BENEFIT FROM ITS USE.
7. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
8. 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 BUILDING PERMIT FOR THIS SHORT PLAT.
9. 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.
10. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW 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 CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

ADJACENT PROPERTY OWNERS:

20-16-29000-0017
JON L NEWTON TRUSTEE
PO BOX 193
CLE ELUM WA 98922
20-16-29000-0006
20-16-29000-0020
HEIN & HEIN ENTERPRISE LLC
104 MONTGOMERY
CLE ELUM WA 98922
20-16-29052-0002
20-16-29052-0003
BARTON H CLENNON ETUX
2350 MAPLE ST
WENATCHEE WA 98901
20-16-29050-0003
KENT W LESTER ETUX
6912 151ST AVE NE
REDMOND WA 98052
20-16-29050-0004
RAY STANFELD ETUX
850 SANDY RIDGE RD
CLE ELUM WA 98922



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20__ AT _____ M
IN BOOK _____ OF _____ AT PAGE _____ 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 THE SURVEY RECORDING ACT AT THE REQUEST OF: TRACI SHALBETTER
N. FEB. 2010

DAVID P. NELSON DATE
CERTIFICATE NO. 18092

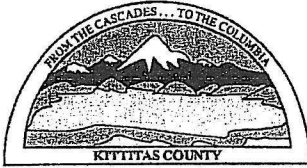
K.C.S.P. NO. 10-XXXXX
PTN. OF THE S. 1/2 OF SEC. 29, T.20N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	02/2010	10009
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98029 • Fax: (425) 391-3055
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.
Call Before You Dig
1-800-424-5555



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

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				1
	First	Last	MI		
Address	108 East 2nd Street	Cle Elum	WA	98922	2
	Street or P.O. Box	City	State	Zip Code	
Phone Number	(509) 674-7433				3

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

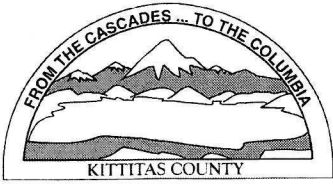
All past and future County correspondence related to this project that is normally sent to the applicant.
PLEASE EMAIL ALL DOCUMENTS TO information@encompasses.net AS WELL AS HARD COPIES TO ADDRESS ABOVE.

Job # 10009 SHALLBETTER 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.: 00007153

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 021883

Date: 3/5/2010

Applicant: SHALLBETTER, TRACI

Type: check # 8156

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-10-00003	CDS FEE FOR SHORT PLAT	720.00
SP-10-00003	EH SHORT PLAT FEE	380.00
SP-10-00003	PUBLIC WORKS SHORT PLAT FEE	210.00
SP-10-00003	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,440.00