

Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

TO: Cruse and Associates, Authorized agent for Gaidos

FROM: Scott Turnbull, Staff Planner

DATE: January 9, 2007

SUBJECT: Gaidos (BLA/SEG-06-139)

DESCRIPTION: Boundary Line Adjustment Ag-20 Zone

PARCEL
NUMBER(s): 17-20-29000-0011 & 0013 & 0014

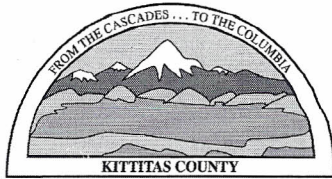
Kittitas County Community Development Services has reviewed the proposed Boundary Line Adjustment application and hereby grants:

PRELIMINARY APPROVAL

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed prior to final approval of the boundary line adjustment and must be submitted to our office for review:

1. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office.
2. Please refer to the attached Kittitas County Public Works Memo for additional information regarding additional requirements.
3. In order to provide irrigation water to newly created lots, administrative segregations must meet KCC Subdivision Code Chapter 16.18 Irrigation requirements. A certificate/letter of approval must be received from the irrigation entity representative stating that the proposed parcel creation meets the irrigation entity requirements (KCC 16.18.030). It is the applicant's responsibility to contact the related irrigation district to fulfill any irrigation district requirements.

Attachments:
KC Public Works Comments



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

RECEIVED
OCT 20 2006
KITTTAS COUNTY
CDS

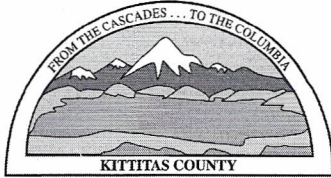
TO: Community Development Services
FROM: Randy Carbary, Planner II *rc*
DATE: Oct 17, 2006
SUBJECT: Gaidos BLA 06-139, 17-20-29000-0011, 0013 & 0014

1. The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards. **Our department recommends final approval.**

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements, state easements or cities may require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: Oct 17, 2006

SUBJECT: Gaidos BLA 06-139, 17-20-29000-0011, 0013 & 0014

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application and in order to ensure that it meets current Kittitas County Road Standards the applicant needs to provide the following:

1. Prior to final approval the proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements, state easements or cities may require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

FEES: \$375 Administrative Segregation per page
 \$100 Major Boundary Line Adjustment per page
 \$50 Minor Boundary Line Adjustment per page
 \$50 Combination

KITTITAS COUNTY
 ELLENSBURG, WA 98926

Assessor's Office
 County Courthouse Rm. 101

Planning Department
 County Courthouse Rm. 182



REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Community Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

Graidos
 Applicant's Name

40 Cruise & Assoc
 Address

City

State, Zip Code

9102-8242
 Phone (Work)

| Original Parcel Number(s) & Acreage (1 parcel number per line) | Action Requested | New Acreage (Survey Vol. ____, Pg ____) |
|---|---|--|
| <u>17-20-29000-0011 33.03</u> | <input type="checkbox"/> SEGREGATED INTO ____ LOTS | <u>23.03</u> |
| <u>17-20-29000-0013 3.00</u> | <input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY | <u>8.00</u> |
| <u>17-20-29000-0014 3.00</u> | <input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE | <u>8.00</u> |
| _____ | <input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL | _____ |
| _____ | <input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS | _____ |
| _____ | <input checked="" type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP | _____ |
| _____ | <input type="checkbox"/> COMBINED AT OWNERS REQUEST | _____ |

Applicant is: Owner Purchaser Lessee Other

Owner Signature Required: _____
 Other: Chris Cruise

Treasurer's Office Review

Tax Status: _____ By: _____
 Kittitas County Treasurer's Office

Date: _____

Planning Department Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's) Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No ____
- () This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

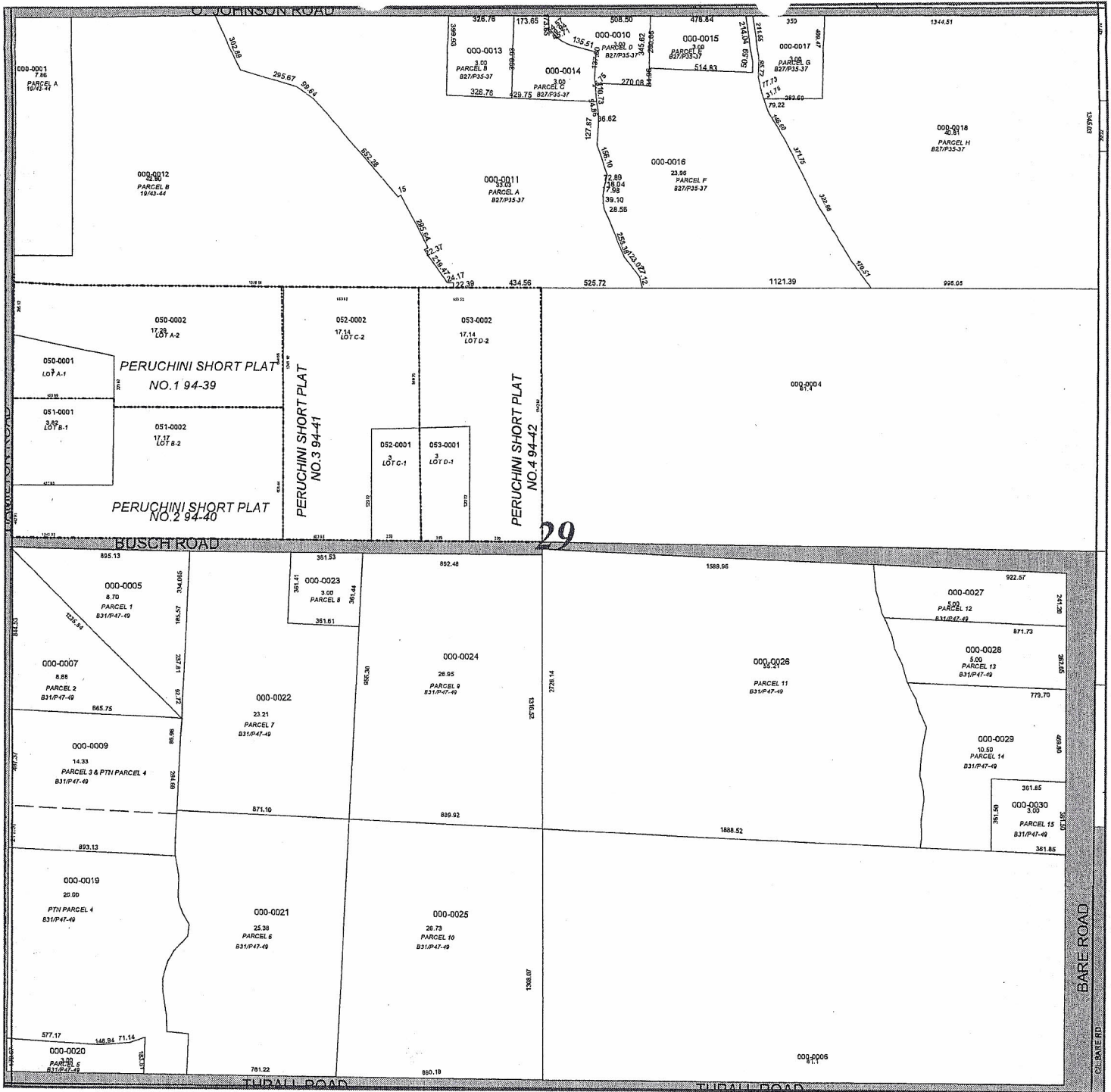
Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Review Date: 11/8/07 By: _____

**Survey Approved: 11/8/07 By: _____

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.



Township: 17 Range: 20 Section: 29

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 6/5/2006 6:28:15 PM



ParcelView 4.0.1

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessors Office does not warrant its accuracy.

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

GAIDOS BLA DESCRIPTIONS
10/9/06

Northwest 8 acres

That portion of Parcel A of that certain survey as recorded December 7, 2001 in Book 27 of Surveys at pages 35, 36 and 37, under Auditor's File No. 200112070030, records of Kittitas County, Washington, which is described as follows:

Beginning at the northwest corner of said Parcel A, thence S 87°31'14" E along the northerly boundary of said Parcel A, 923.81 feet; thence S 02°28'46" W, 519.60 feet; thence N 87°31'14" W, 308.26 feet to the westerly boundary of said Parcel A; thence along said westerly boundary the following four courses: N 40°42'49" W, 164.15 feet; N 52°29'34" W, 99.64 feet; N 73°32'16" W, 295.67 feet; and N 23°55'25" W, 302.89 feet to the point of beginning;

Being a portion of the North Half of the Northwest Quarter of Section 29, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Above described parcel contains 8.00 acres.

Northeast 8 acres

That portion of Parcels A, B and C of that certain survey as recorded December 7, 2001 in Book 27 of Surveys at pages 35, 36 and 37, under Auditor's File No. 200112070030, records of Kittitas County, Washington, which is described as follows:

Beginning at the northwest corner of said Parcel A, thence S 87°31'14" E along the northerly boundary of said Parcel A, 923.81 feet to the true point of beginning of said described parcel; thence S 02°28'46" W, 519.60 feet; thence S 87°31'14" E, 670.68 feet; thence N 02°28'46" E, 519.60 feet to the northerly boundary of said Parcel C; thence N 87°31'14" W, along the northerly boundary of said Parcels A, B and C, 670.68 feet to the true point of beginning;

Being a portion of the North Half of the Northwest Quarter of Section 29, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Above described parcel contains 8.00 acres.



CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

GAIDOS BLA DESCRIPTIONS (cont.)

10/9/06

South Parcel

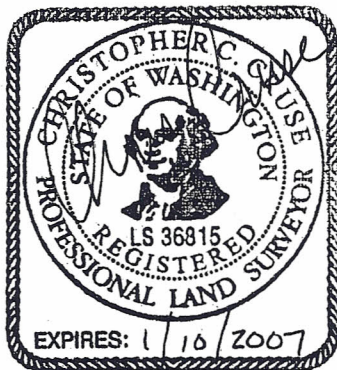
Parcels A, B and C of that certain survey as recorded December 7, 2001 in Book 27 of Surveys at pages 35, 36 and 37, under Auditor's File No. 200112070030, records of Kittitas County, Washington;

EXCEPT That portion of said Parcel A which is described as follows: Beginning at the northwest corner of said Parcel A, thence S 87°31'14" E along the northerly boundary of said Parcel A, 923.81 feet; thence S 02°28'46" W, 519.60 feet; thence N 87°31'14" W, 308.26 feet to the westerly boundary of said Parcel A; thence along said westerly boundary the following four courses: N 40°42'49" W, 164.15 feet; N 52°29'34" W, 99.64 feet; N 73°32'16" W, 295.67 feet; and N 23°55'25" W, 302.89 feet to the point of beginning;

AND EXCEPT That portion of said Parcels A, B and C which is described as follows: Beginning at the northwest corner of said Parcel A, thence S 87°31'14" E along the northerly boundary of said Parcel A, 923.81 feet to the true point of beginning of said described parcel; thence S 02°28'46" W, 519.60 feet; thence S 87°31'14" E, 670.68 feet; thence N 02°28'46" E, 519.60 feet to the northerly boundary of said Parcel C; thence N 87°31'14" W, along the northerly boundary of said Parcels A, B and C, 670.68 feet to the true point of beginning;

Being a portion of the North Half of the Northwest Quarter and of the North Half of the Northeast Quarter, all in Section 29, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Above described parcel contains 23.03 acres.



SORENSEN ROAD

