

Jeff Watson

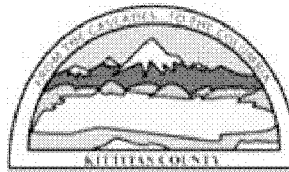
From: Jeff Watson
Sent: Wednesday, March 03, 2010 12:10 PM
To: 'Lesli Olson (ldolson@bpa.gov)'
Subject: BL-09-00010 Spokane Investments LLC
Attachments: BL-09-00010 Spokane Investments LLC Masterfile.pdf

BL-09-00010 Spokane Investments LLC

As per our phone... resubmitting for comment: see attached.

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

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9/28/2009 4:05 PM

Jeff Watson

From: Jeff Watson
Sent: Monday, September 28, 2009 4:04 PM
To: 'Lesli Olson (l Olson@bpa.gov)'
Subject: BL-09-00010 Spokane Investments
Attachments: BL-09-00010 Spokane Investments LLC Masterfile.pdf; image001.jpg

Contacts: Lesli Olson

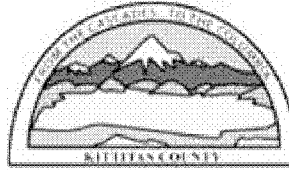
BL-09-00010 Spokane Investments

Please review the attached Boundary Line Adjustment Application for comment.

Thank You,

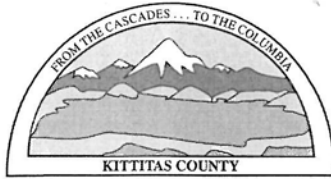
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KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: August 6, 2009
SUBJECT: Spokane Investments LLC BL-09-0010

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

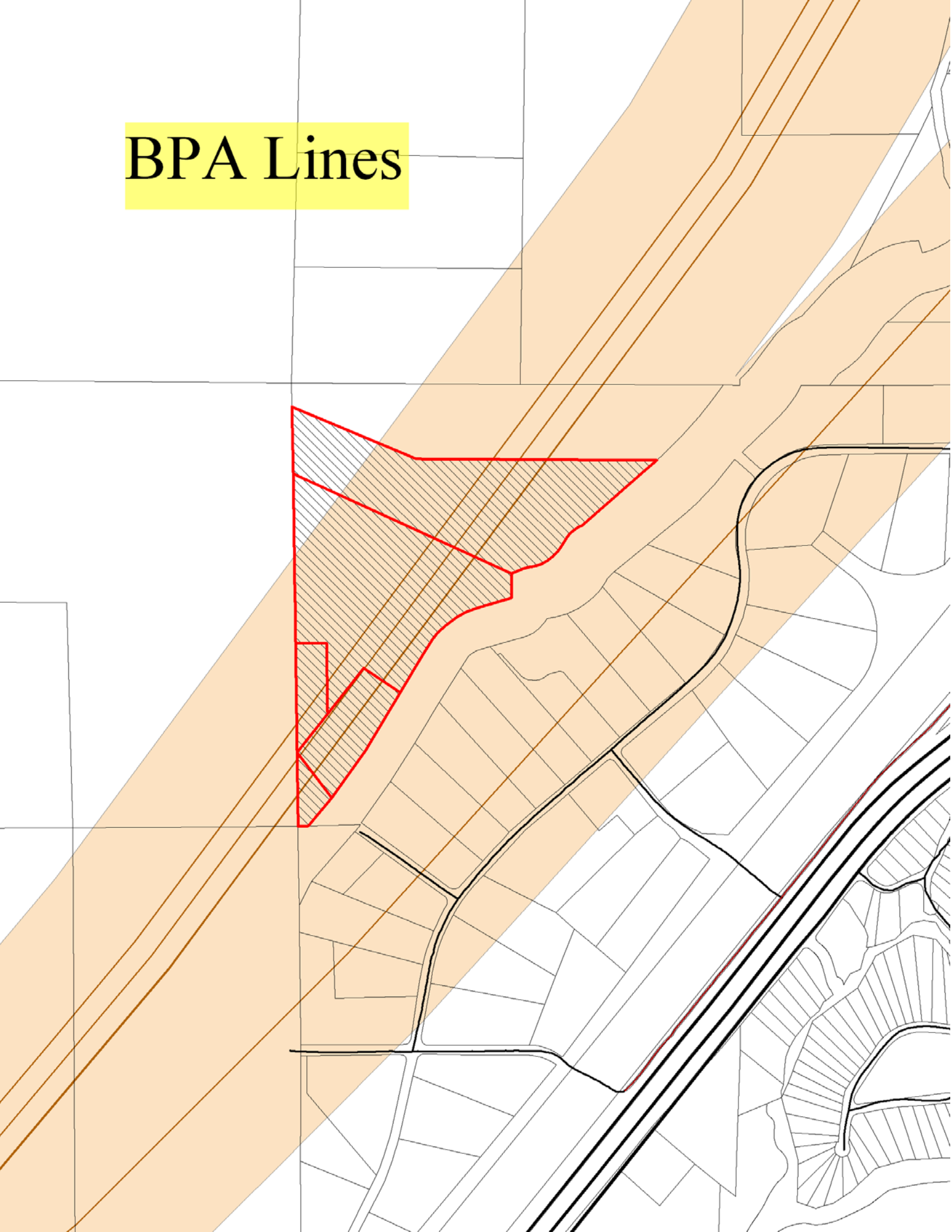
1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

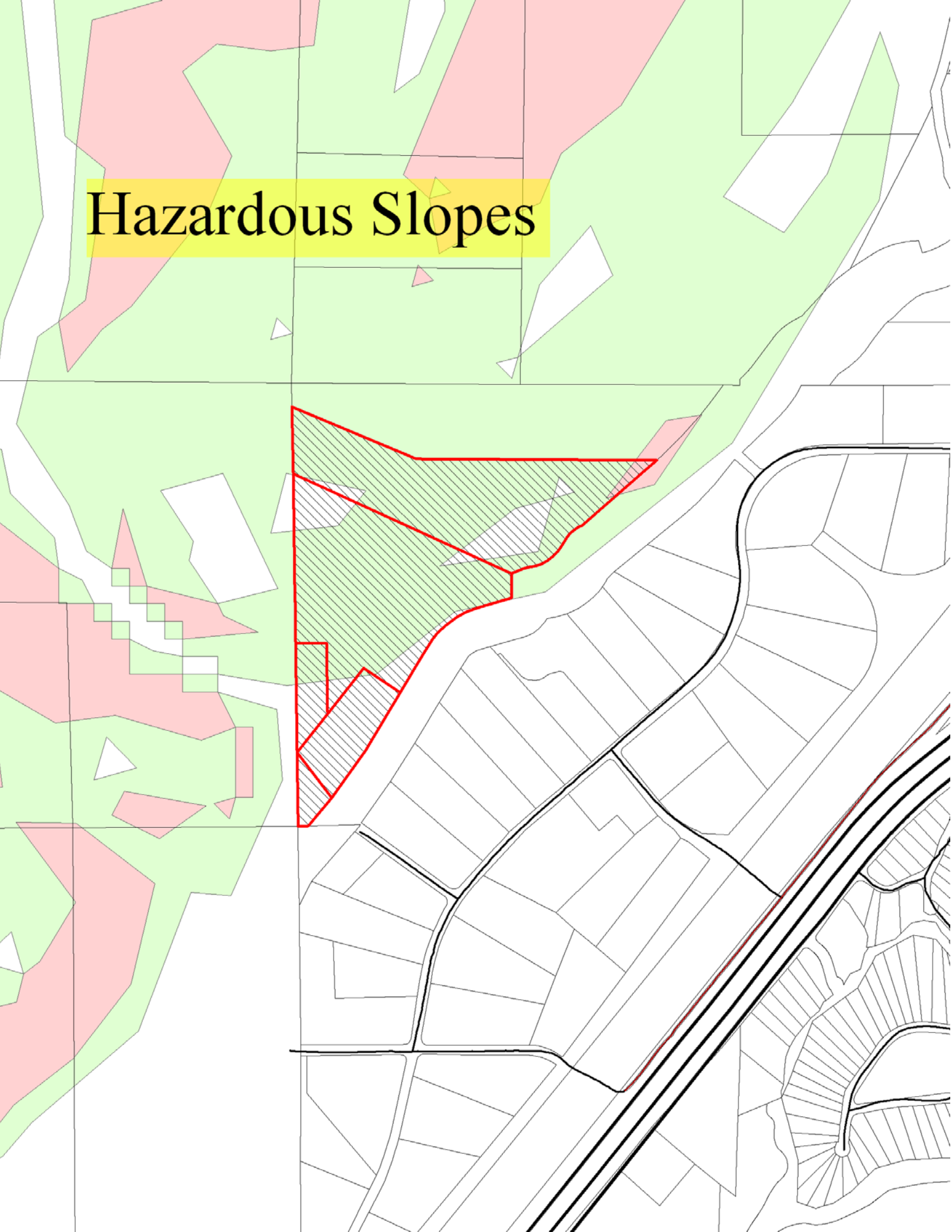
- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they 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 or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements 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.

BPA Lines



Hazardous Slopes



Preliminary Submittal Requirements: Spokane Investments LLC BL-09-00010

Date Received: 4/1/2009

Review Date: 5/19/2009

Tax Parcels:

- 20-13-13030-0009 953932
- 20-13-13030-0008 953931
- 20-13-13030-0010 953933
- 20-13-13030-0005 953928
- 20-13-13030-0006 953929
- 20-13-13030-0007 953930
- 20-13-13030-0003 21734

File Number:

BL-09-00010

Planner

Jeff Watson

Y N

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20 if less than twenty acres)

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # **Fire District 3 (Easton)**
- Located within Irrigation District: **KRD Abuts "Main Branch" Canal**
- School District: **Easton School District**
- UGA No

Critical Areas Check

Date 5/19/2009 Planner Signature:

Zoning: **Forest and Range**

Lot Size: **21, 21, 3.31, & 5 Acres**

Required Setbacks **F25-S10-R10**

Y N

- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone:
- Fish & Wildlife Conservation Area? Type of Habitat: Water Type:
- Wetland? Buffer requirement:
- Seismic **D1**
- Mine

Steep Slope **Most of Properties 25%-50%**

Airport Zone? Zone:

Forest Service Roads? Road:

BPA Easement Located on Property?

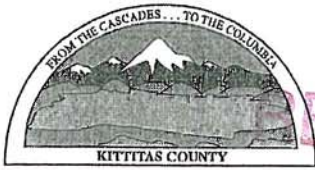
Letter Sent to BPA

Date:

Additional Approvals Required? Type

CRITICAL AREA NOTES:

Existing structures



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

1 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"

RECEIVED
APR 01 2003
Kittitas County
CDS

PERMIT NUMBER: BL-09-00010

KITTITAS COUNTY

REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

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 FOR SUBMITTAL

- Unified Site Plan(s) of current lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all owners and/or applicants (if more than one).

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Legal descriptions of the proposed lots.
- Assessor Compass Information about the parcels.

APPLICATION FEE:

- | | |
|--|--|
| <input type="checkbox"/> \$575 Administrative Segregation per page
___ SEGREGATED INTO ___ LOTS,
___ SEGREGATED FOREST IMPROVEMENT SITE
___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY
___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL | <input checked="" type="checkbox"/> \$190 Major Boundary Line Adjustment per page
___ B LA BETWEEN PROPERTY OWNERS
___ B LA BETWEEN PROPERTIES IN SAME OWNERSHIP |
| <input type="checkbox"/> \$50 Combination
___ COMBINED AT OWNERS REQUEST | <input type="checkbox"/> \$95 MINOR BOUNDARY LINE ADJUSTMENT PER PAGE
___ B LA BETWEEN PROPERTY OWNERS
___ B LA BETWEEN PROPERTIES IN SAME OWNERSHIP |
| | <input type="checkbox"/> \$50 Mortgage Purposes Only Segregation |

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

DATE:

RECEIPT #

X _____

DATE STAMP
HERE

NOTES:

1. Name, mailing address and day phone of land owner(s) of record:
Landowner(s) signature(s) required on application form.

Name: Spokane Investments LLC
Mailing Address: PO Box 98210
City/State/ZIP: Lakewood, WA 98496
Day Time Phone: _____
Email Address: _____

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: Chuck Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-8242
Email Address: cruseandassoc@kvalley.com

3. Street address of property:

Address: N/A
City/State/ZIP: EASTON, WA

4. Zoning Classification: Forest + Range

5. Original Parcel Number(s) & Acreage
(1 parcel number per line)

20-13-13030-0006 21 AC
20-13-13030-0008 21 AC
20-13-13030-0010 3.31 AC
20-13-13030-0005 5 AC

New Acreage
(Survey Vol. _____, Pg. _____)

21 AC
21 AC
3.31 AC
5 AC

Applicant is: Owner Purchaser Lessee Other

X Spokane Investments, LLC
[Signature]
Owner Signature Required

[Signature]
Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

Community Development Services 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) 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 the applicable subdivision process in order to make a separately salable lot. (Page 2 required)
- () This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Review Date: _____

By: _____

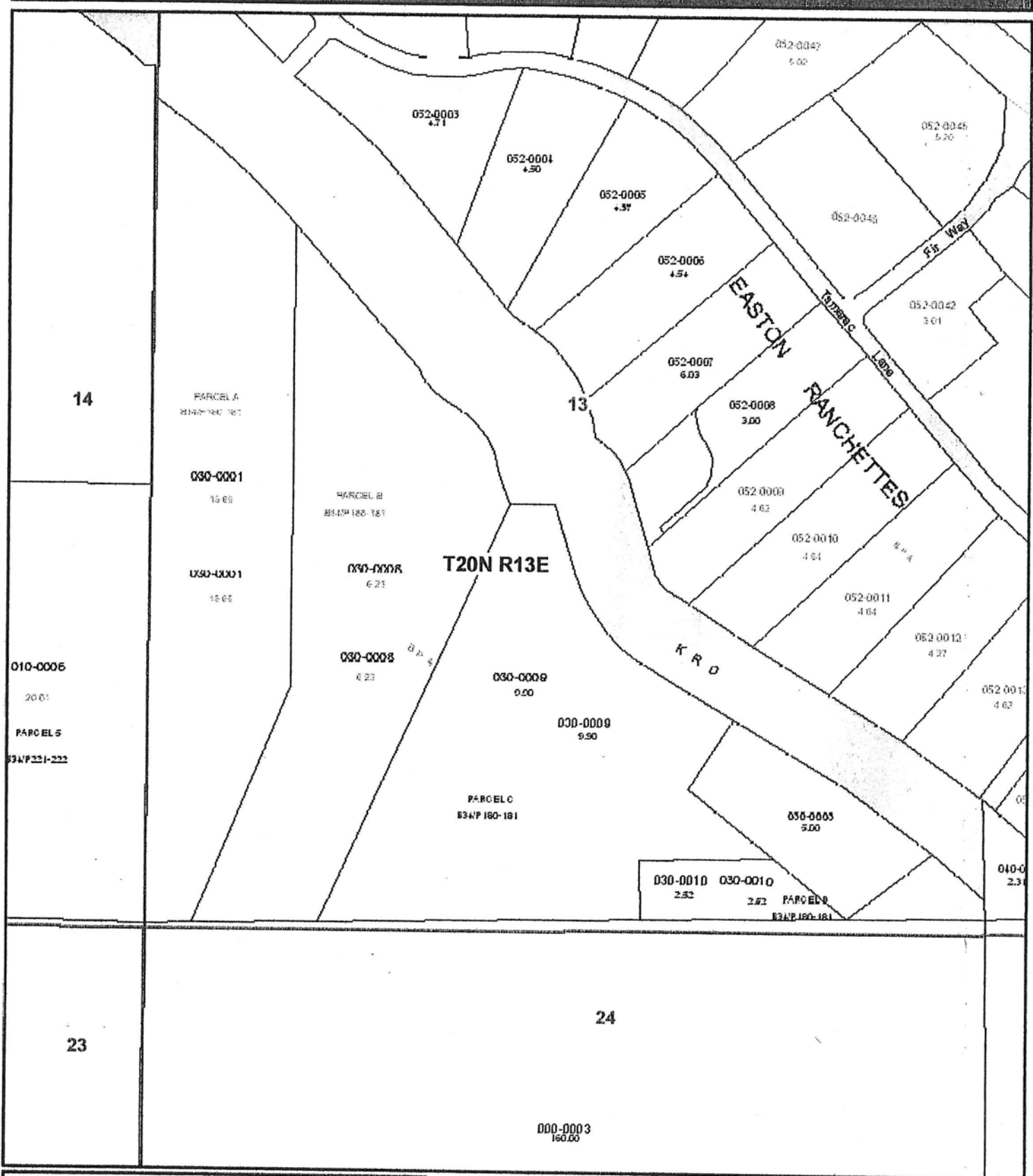
**Survey Approved: _____

By: _____

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.

NOTE:

BOUNDARY LINE ADJUSTMENT DEFINITION IN KITTITAS COUNTY CODE 16.08.055: Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes. The resulting legal descriptions shall incorporate the original legal descriptions and the resulting change to those descriptions.



14

PARCEL A
B31/P 180-181

030-0001
19.89

U30-0001
15.66

010-0006
20.01
PARCELS
B31/P 221-222

PARCEL B
B31/P 180-181

030-0008
6.23

030-0008
6.23

T20N R13E

030-0009
9.00

030-0009
9.90

PARCEL C
B31/P 180-181

030-0010
2.82

030-0010
2.82

PARCEL D
B31/P 180-181

052-0047
5.00

052-0003
4.71

052-0004
4.30

052-0005
4.37

052-0006
4.54

052-0007
6.03

052-0008
3.00

052-0009
4.63

052-0010
4.64

052-0011
4.64

052-0012
4.27

052-0013
4.63

052-0048
5.70

052-0049

052-0042
5.01

B.P.A.

040-0023

24

23

000-0003
160.00

Scale = 1:5,000

3/23/2009

Legend

☐ Tax Parcels

☐ Townships

▨ Rights of Way

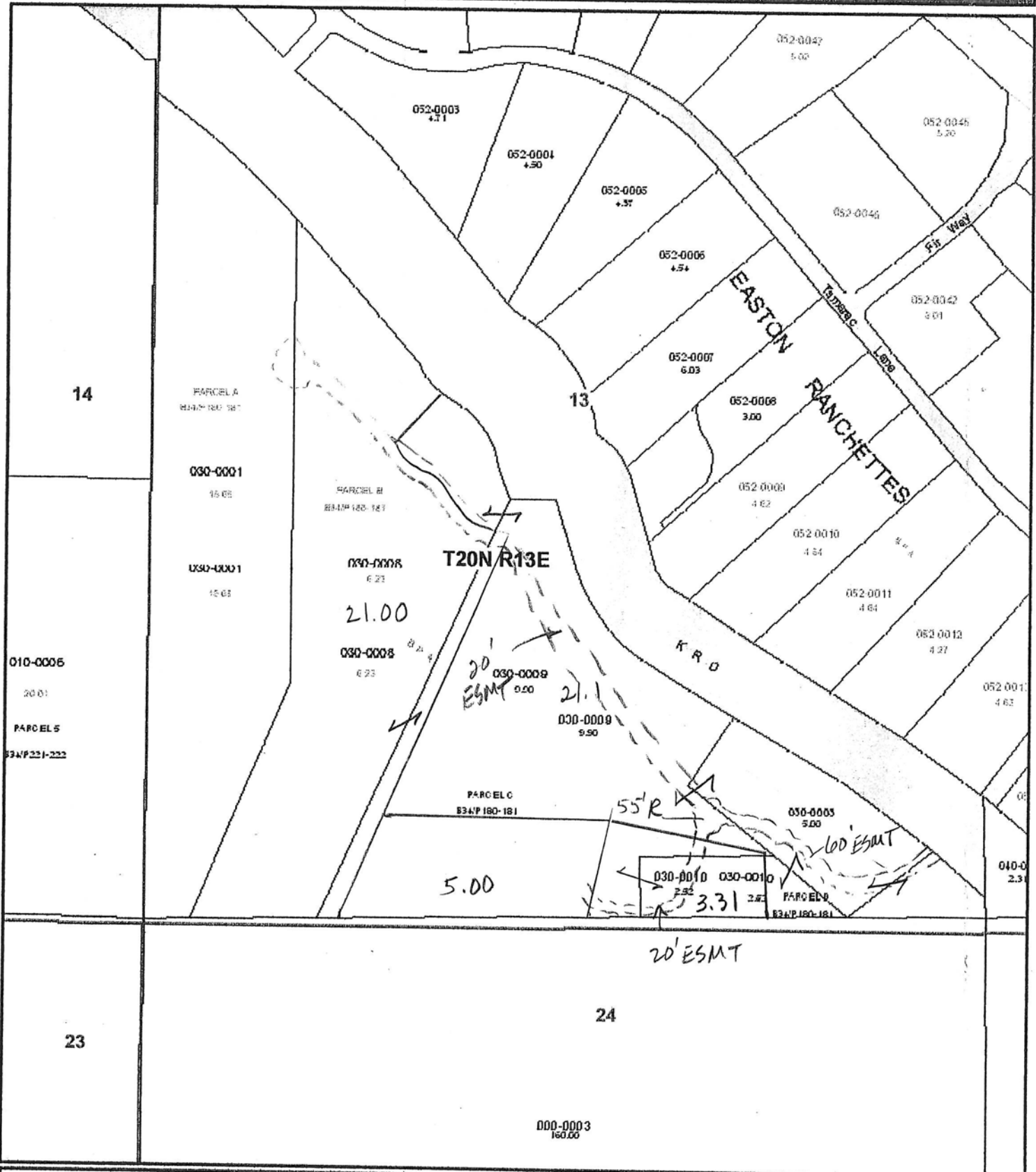
☐ Sections

1 inch = 0.08 miles

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Legend

- Tax Parcels
- Townships
- Rights of Way
- Sections

1 inch = 0.08 miles

Scale = 1:5,000

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3/23/2009