



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

September 1, 2010

Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

RE: Walker Boundary Line Adjustment, BL-10-00002 and Segregation SG-10-00014

Map Number: 18-19-08020-0011 Parcel Number: 814236

Dear Mr. Cruse,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

1. A legal description or survey displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Records indicate that \$1,270.80 in taxes are outstanding on the subject parcel; please inform Community Development Services when the taxes are current.**
3. Wellhead protection areas KCC 17A.08.020; All non-community wells must be placed a minimum of 50 feet from property lines. OSDS Location KCC 13.04.080; Septic tanks must be located 5 feet from the property line, and disposal areas at least 10 feet from the property line. **The proposed BLA appears to be in the near vicinity of existing structures and improvements. Please indicate on a site plan or the survey existing well and septic locations with their proximity to proposed lot lines.**
4. These properties are within the boundaries of the Kittitas Reclamation District. The applicant will need to comply with all KRD requirements prior to final approval of the Boundary Line Adjustment. **KRD has indicated that "All of the KRD irrigable acres are on the parcel west of the KRD lateral. If this configuration stays, the KRD general guideline will not need to be met at all of the KRD acres will stay on that piece." Please clarify with them the final configuration and nature of the conditions if any.**
5. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall Comment Memos for information regarding additional requirements.
6. **No future segregations utilizing intervening ownership will be allowed.**

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

Attachments via E-Mail to: cruseandassoc@kvalley.com

BL-10-00022 Walker Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2010\BL-10-00022 Walker