

Jeff Watson

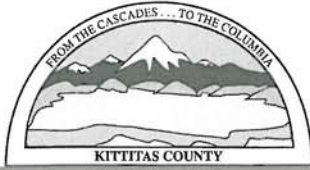
From: Jeff Watson
Sent: Tuesday, July 19, 2011 8:54 AM
To: Christine M. Garcia
Cc: Shelley A. McClellan
Subject: BL-10-00044 Ivin

[BL-10-00044 Ivin](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Pearl
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



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"

July 19, 2011

Gerald and Diane Ivin
P.O. Box 331
Ronald WA 98940

RE: Ivin Boundary Line Adjustment, BL-10-00044

Map Number 23-14-35030-0011 Parcel Number 871635
Map Number 23-14-35030-0012 Parcel Number 881635

Dear Mr. & Mrs. Ivin,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on July 19, 2011 to finalize the boundary line adjustment.

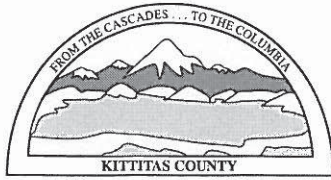
If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson
Staff Planner

Attachments via E-Mail to: riverside5791@starband.net

BL-10-00044 Ivin Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2010\ BL-10-00044 Ivin



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *W*
DATE: June 28, 2011
SUBJECT: Ivin BL-10-00044

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 with the following conditions:

- 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. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.

Encompass

ENGINEERING & SURVEYING



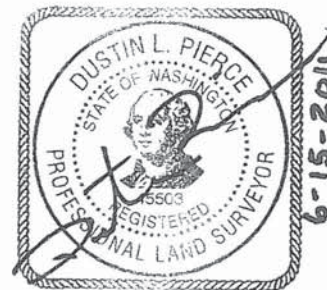
Together with
Baima & Holmberg

LEGAL DESCRIPTION JERRY AND DIANE IVIN PARCEL A

THAT PORTION OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH LIES BETWEEN THE FOREST SERVICE ROAD, KNOWN AS FISH LAKE ROAD, AND THE EAST BANK OF THE CLE ELUM RIVER.

AND THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, REFERENCE BEARING SOUTH 00°56'50" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, AS SHOWN ON THAT CERTAIN SURVEY RECORDED IN BOOK 12 OF SURVEYS AT PAGE 49, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; THENCE SOUTH 24°25'54" EAST, 872.28 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE U.S.F.S FISH LAKE ROAD AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 69°54'29" EAST, 300.00 FEET; THENCE SOUTH 22°00'36" WEST, 410.35, FEET MORE OR LESS, TO A POINT ON THE NORTH BOUNDARY LINE OF PARCEL A OF SAID SURVEY; THENCE SOUTH 89°57'00" WEST, 300.00 FEET, MORE OR LESS, TO A POINT ON SAID EASTERLY BOUNDARY LINE OF SAID U.S.F.S. FISH LAKE ROAD; THENCE NORTHEAST ALONG SAID EASTERLY BOUNDARY LINE TO THE TRUE POINT OF BEGINNING.



Western Washington Division

165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division

108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



Together with
Baima & Holmberg

**LEGAL DESCRIPTION
JERRY AND DIANE IVIN
PARCEL B**

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON THE EAST BOUNDARY OF THE RIGHT OF WAY OF THE U.S. FOREST SERVICE ROAD TO FISH LAKE , WHICH STAKE IS LOCATED 660 FEET SOUTH AND 427 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE EAST 373 FEET TO A STAKE; THENCE SOUTH, 660 FEET TO A STAKE; THENCE WEST, 600.1 FEET TO A STAKE ON THE EAST BOUNDARY OF THE RIGHT OF WAY OF SAID U.S. FOREST SERVICE ROAD TO FISH LAKE; THENCE NORTHERLY ALONG THE EAST BOUNDARY OF THE RIGHT OF WAY OF SAID ROAD TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE FOLLOWING, LYING WITHIN THE ABOVE MAIN TRACK; THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON THE EASTERLY BOUNDARY OF THE FOREST SERVICE ROAD TO FISH LAKE, WHICH STAKE IS LOCATED 621.17 FEET SOUTH AND 452.13 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 35 WHICH IS THE TRUE POINT OF BEGINNING; THENCE EAST 347.87 FEET TO A POINT; THENCE SOUTH 138.37 FEET TO A POINT; THENCE WEST 416.97 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE FOREST SERVICE ROAD TO FISH LAKE; THENCE NORTHEASTERLY ALONG SAID FOREST SERVICE ROAD TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF THE RIGHT OF WAY OF THE FOREST SERVICE ROAD TO FISH LAKE, WHICH STAKE IS

Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



Together with
Baima & Holmberg

LOCATED 1,320 FEET SOUTH AND 199.90 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE EAST 600.10 FEET; THENCE NORTH 38.83 FEET; THENCE WEST 592.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE FOREST SERVICE ROAD TO FISH LAKE; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, REFERENCE BEARING SOUTH $00^{\circ}56'50''$ WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, AS SHOWN ON THAT CERTAIN SURVEY RECORDED IN BOOK 12 OF SURVEYS AT PAGE 49, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; THENCE SOUTH $25^{\circ}48'51''$ EAST, 850.65 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN THAT CERTAIN SURVEY RECORDED IN BOOK 15 OF SURVEYS AT PAGE 173, RECORDS OF SAID COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH $89^{\circ}03'10''$ EAST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL 416.97 FEET, MORE OR LESS, TO THE WEST LINE OF PARCEL 1 OF THAT SURVEY RECORDED IN BOOK 12 OF SURVEYS, PAGE 49; THENCE SOUTH $00^{\circ}56'50''$ WEST, ALONG SAID WEST BOUNDARY OF SAID PARCEL 1, 176.50 FEET; THENCE NORTH $69^{\circ}54'29''$ WEST, 451.08 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF U.S.F.S. FISH LAKE ROAD; THENCE NORTHEASTERLY, ALONG SAID EAST BOUNDARY OF FISH LAKE ROAD, 30.00 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, REFERENCE BEARING SOUTH $00^{\circ}56'50''$ WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, AS SHOWN ON THAT CERTAIN SURVEY RECORDED IN BOOK 12 OF SURVEYS AT PAGE 49, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; THENCE SOUTH $24^{\circ}25'54''$ EAST, 872.28 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY

Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419



Together with
Baima & Holmberg

BOUNDARY LINE OF THE U.S.F.S FISH LAKE ROAD AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 69°54'29" EAST, 300.00 FEET; THENCE SOUTH 22°00'36" WEST, 410.35, FEET MORE OR LESS, TO A POINT ON THE NORTH BOUNDARY LINE OF PARCEL A OF SAID SURVEY; THENCE SOUTH 89°57'00" WEST, 300.00 FEET, MORE OR LESS, TO A POINT ON SAID EASTERLY BOUNDARY LINE OF SAID U.S.F.S. FISH LAKE ROAD; THENCE NORTHEAST ALONG SAID EASTERLY BOUNDARY LINE TO THE TRUE POINT OF BEGINNING.



Western Washington Division
165 NE Juniper St., Ste 201, Issaquah, WA 98027
Phone: (425) 392-0250 Fax: (425) 391-3055

Eastern Washington Division
108 East 2nd Street, Cle Elum, WA 98922
Phone: (509) 674-7433 Fax: (509) 674-7419

From: [Jeff Watson](#)
To: "jerry&diane"
Subject: BL-10-00044 Ivin
Date: Friday, February 25, 2011 10:41:00 AM
Attachments: [BL-10-00044 Ivin Master File Compressed 2.25.2011.pdf](#)

Kittitas County Community Development Services has issued conditional approval for the above Boundary Line Adjustment/Segregation Application. See attached file. The signed original conditional approval letter is being sent via US Mail, please feel free to contact me if you have additional concerns or questions.

I'll be here...

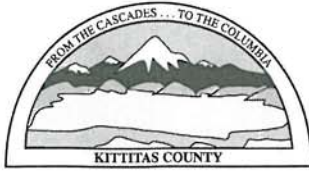
Jeff Watson
Planner I

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"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

Building Partnerships – Building Communities

February 25, 2011

Gerald and Diane Ivin
P.O. Box 331
Ronald WA 98940

RE: Ivin Boundary Line Adjustment, BL-10-00044

Map Number 23-14-35030-0011 Parcel Number 871635

Map Number 23-14-35030-0012 Parcel Number 881635

Dear Mr. & Mrs. Ivin,

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.
3. No division via intervening ownership will be allowed in the future on the subject parcels.
4. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall Comment Memos for information regarding additional requirements.

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: riverside5791@starband.net

BL-10-00044 Ivin Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2010\ BL-10-00044 Ivin



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

Office (509) 962-7657 Fax (509) 962-7682

February 23, 2011

Jeff Watson
Public Works Department
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Anderson (BL-10-00048)

Dear Mr. Watson:

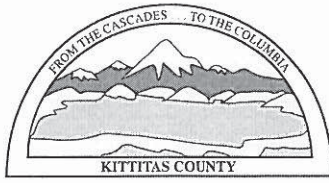
After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- Creation of any additional roads or access must comply with the International Fire Code.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: December 3, 2010
SUBJECT: Ivin BL-10-00044

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. A revised legal description that describes the final configuration of the subject property shall be required.

From: [Brenda Larsen](#)
To: [Jeff Watson](#)
Subject: RE: BL-10-00044 Ivin
Date: Friday, December 03, 2010 11:48:46 AM

Hey Jeff, I am not sure what I am looking at here...can you fill me in when you get a minute? Thanks!! ☺

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

From: Jeff Watson
Sent: Friday, December 03, 2010 9:20 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-10-00044 Ivin

[BL-10-00044 Ivin](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

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"

Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Holly Duncan](#)
To: [Jeff Watson](#)
Subject: RE: BL-10-00044 Ivin
Date: Friday, December 10, 2010 12:34:33 PM

OK, I'll trust your judgement.

From: Jeff Watson
Sent: Thursday, December 09, 2010 4:14 PM
To: Holly Duncan
Subject: RE: BL-10-00044 Ivin

Looking at the site plan and the parcel configuration it appears to me that the well is forty feet from an adjoining property in different ownership (Henshaw) which is not part of the requested BLA. I don't think we are in a position to do anything about that within the context of this application but...? The other parcel's well head although no measurement is given, appears close to the east boundary, but again, not impacted by the requested alteration. Let me know what if anything can or should be done...

I'll be here...
JW

From: Holly Duncan
Sent: Thursday, December 09, 2010 2:34 PM
To: Jeff Watson
Subject: RE: BL-10-00044 Ivin

Jeff,

I have some questions on this one. It appears that the well(s) may not be 50 feet from the property lines in this one.

Holly

From: Jeff Watson
Sent: Friday, December 03, 2010 9:20 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-10-00044 Ivin

[BL-10-00044 Ivin](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

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"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Holly Duncan](#)
To: [Jeff Watson](#)
Subject: RE: BL-10-00044 Ivin
Date: Thursday, December 09, 2010 2:34:29 PM

Jeff,

I have some questions on this one. It appears that the well(s) may not be 50 feet from the property lines in this one.

Holly

From: Jeff Watson
Sent: Friday, December 03, 2010 9:20 AM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-10-00044 Ivin

[BL-10-00044 Ivin](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

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"

Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Jeff Watson](#)
To: [Christina Wollman](#); [Brenda Larsen](#); [Jan Ollivier](#); [Holly Duncan](#)
Subject: BL-10-00044 Ivin
Date: Friday, December 03, 2010 9:20:00 AM

[BL-10-00044 Ivin](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

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"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

BLA Preliminary Submittal Requirements For:

BL-10-00044 Ivin

Date Received: November 17, 2010

Review Date: December 3, 2010

Map Number: 23-14-35030-0011, 23-14-35030-0012 Parcel Number: 871635, 881635

Planner: Jeff Watson Zoning: Commercial Forest

Fee Collected

Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Subdivision conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

Critical Areas

Yes No Within a Shoreline of the State Environment:

Yes No Within a FIRM Floodplain Panel #:

Yes No Within a PHS Habitat Habitat Type:

Yes No Wetland in Parcel Wetland Type:

Yes No Seismic Rating Category:

Yes No Within Coal Mine Area

Yes No Hazardous Slope in Parcel Category:

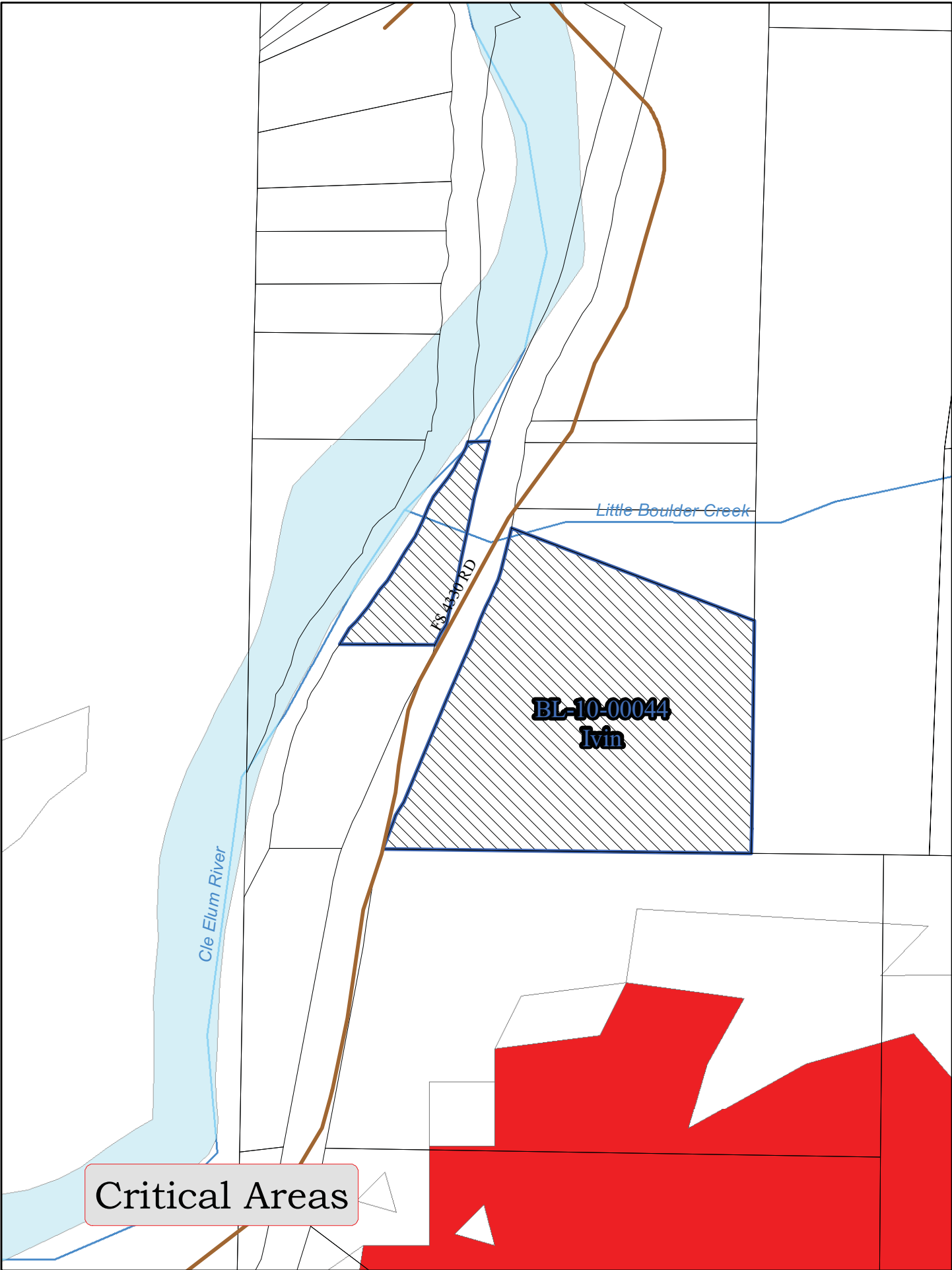
Yes No Airport Zones within Parcel Zone:

Yes No Adjacent to Forest Service Road Road:

Yes No Adjacent to BPA Lines or Easement

Yes No Within 1000' of Mineral Land of LTS

Yes No Within Landslide Area



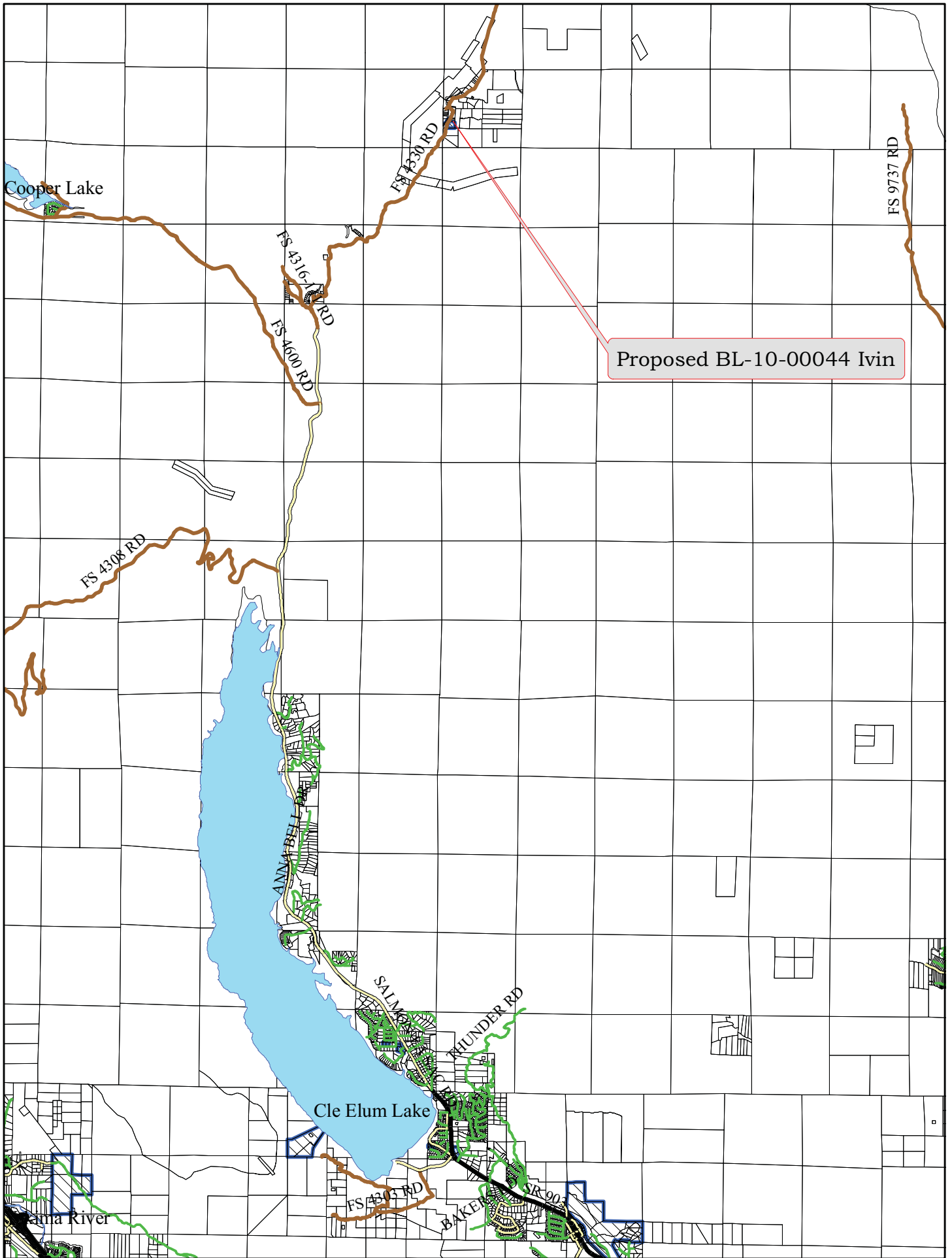
Cle Elum River

Little Boulder Creek

FS 10-30 RD

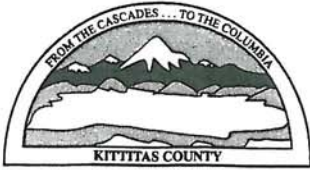
BL-10-00044
Ivin

Critical Areas



Proposed BL-10-00044 Ivin





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"

PERMIT NUMBER: BL-10-00044

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 of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all property owners.

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 Compas Information about the parcels.

APPLICATION FEE:

\$760 Administrative Segregation (\$630 CDS/\$130 FM)
___ SEGREGATED INTO ___ LOTS,

\$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

\$50 COMBINATION
___ COMBINED AT OWNERS REQUEST

\$166 MINOR BOUNDARY LINE ADJUSTMENT (\$101 CDS/\$65FM)
___ B LA BETWEEN PROPERTY OWNERS
___ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

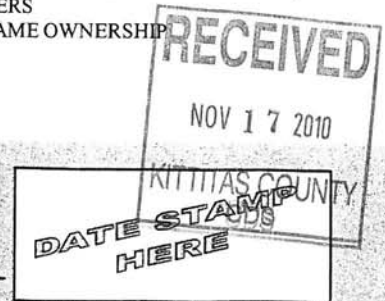
x Mandy Wead

DATE:

11/17/10

RECEIPT #

0000



NOTES:

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

1. Contact information:

Gerald + Diane Irvin
Applicant's Name
Ronald WA
City
no phone service
Phone number

PO box 331
Address
98940
State, Zip Code
Riverside 5791 @ starband.net
Email Address

2. Street address of property:

Address: 5560 Forest service rd 4330
City/State/ZIP: Ronald WA. 98940

3. Zoning Classification:

comercial Forest

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

New Acreage
(Survey Vol. ____, Pg ____)

5560 5.17 ac
5791 .50 ac
030-0026 1.0 ac
23-14-35030-0012 5.17 ac

Applicant is: X Owner ___ Purchaser ___ Lessee ___ Other

Gerald Irvin
Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2011

By: K Bowen
Kittitas County Treasurer's Office

Date: 6/27/11

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 ___
[X] This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: -

Parcel Creation Date: -

Last Split Date: -

Current Zoning District: Commercial Forest

Review Date: 2/25/2011

By: Jeff Watson

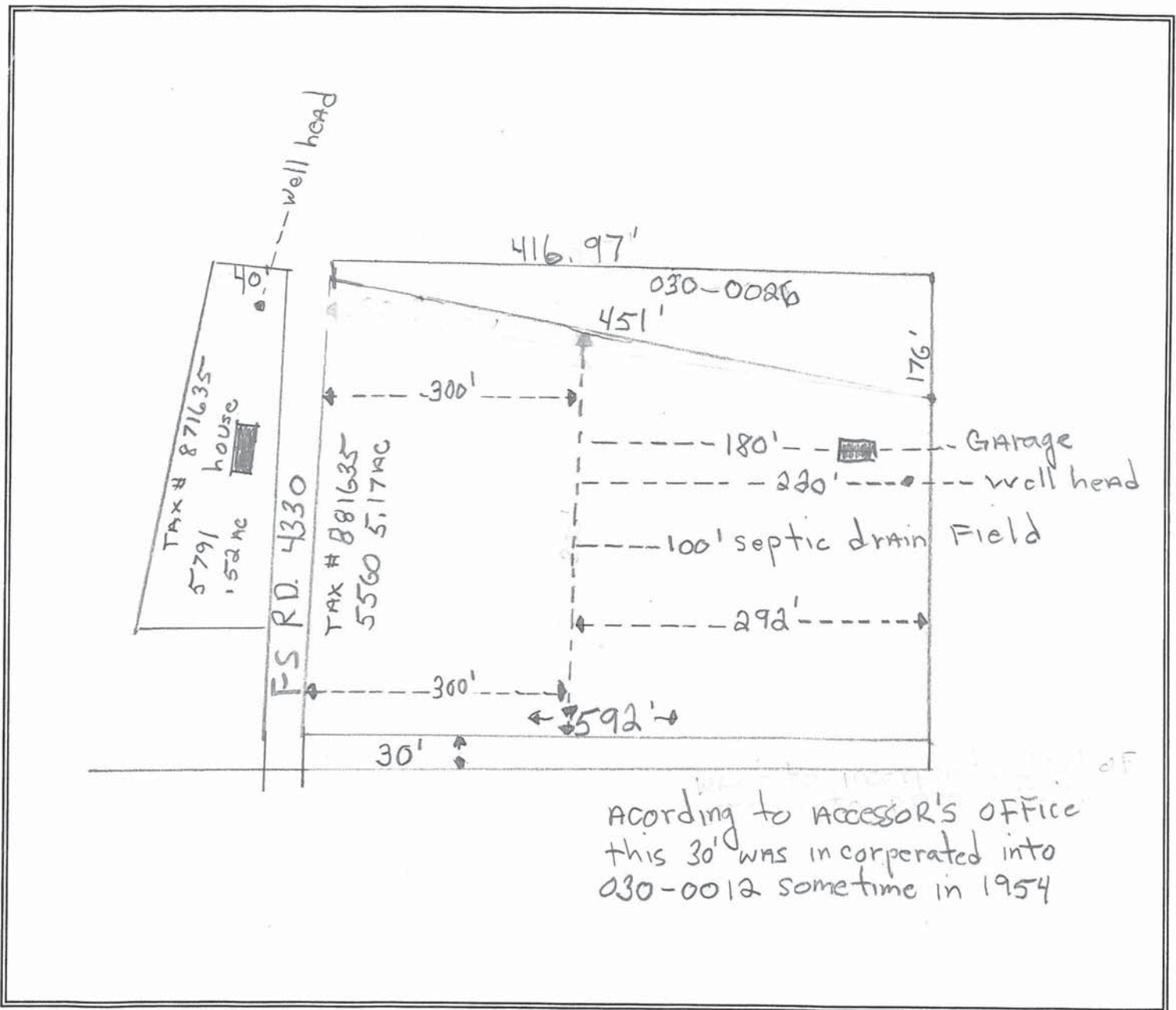
**Survey Approved: 6/27/2011

By: Jeff Watson

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.

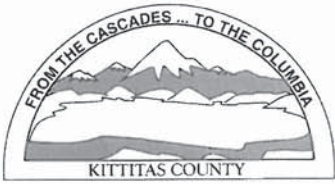
This page must be completed for segregations and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

THIS AREA FOR USE BY APPLICANT
(Use additional sheets as needed)



Directions:

1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00009780

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 023177

Date: 11/17/2010

Applicant: IVIN, GERALD W ETUX

Type: check # 1603

| <u>Permit Number</u> | <u>Fee Description</u> | <u>Amount</u> |
|----------------------|--------------------------------|---------------|
| BL-10-00044 | BOUNDARY LINE ADJUSTMENT MAJOR | 225.00 |
| BL-10-00044 | PUBLIC WORKS BLA | 90.00 |
| BL-10-00044 | BLA FM FEE | 65.00 |
| | Total: | 380.00 |