

## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Tuesday, October 08, 2013 10:07 AM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert  
**Subject:** BL-13-00025 Kelly

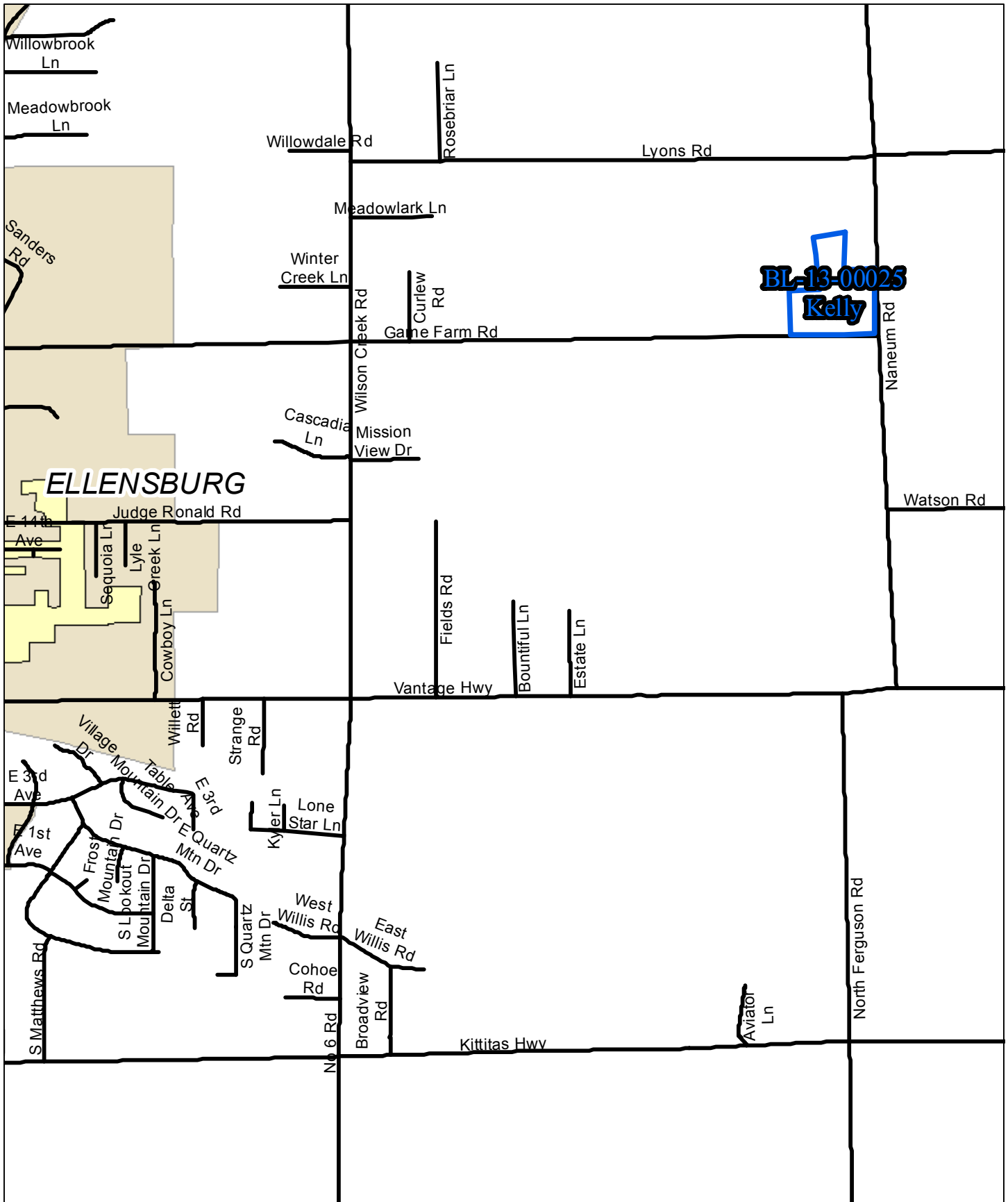
[BL-13-00025 Kelly](#)

Christina, Holly (Erin), 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,

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



**BL-13-00025**  
**Kelly**

**ELLENSBURG**

**BL-13-00025**  
**Kelly**

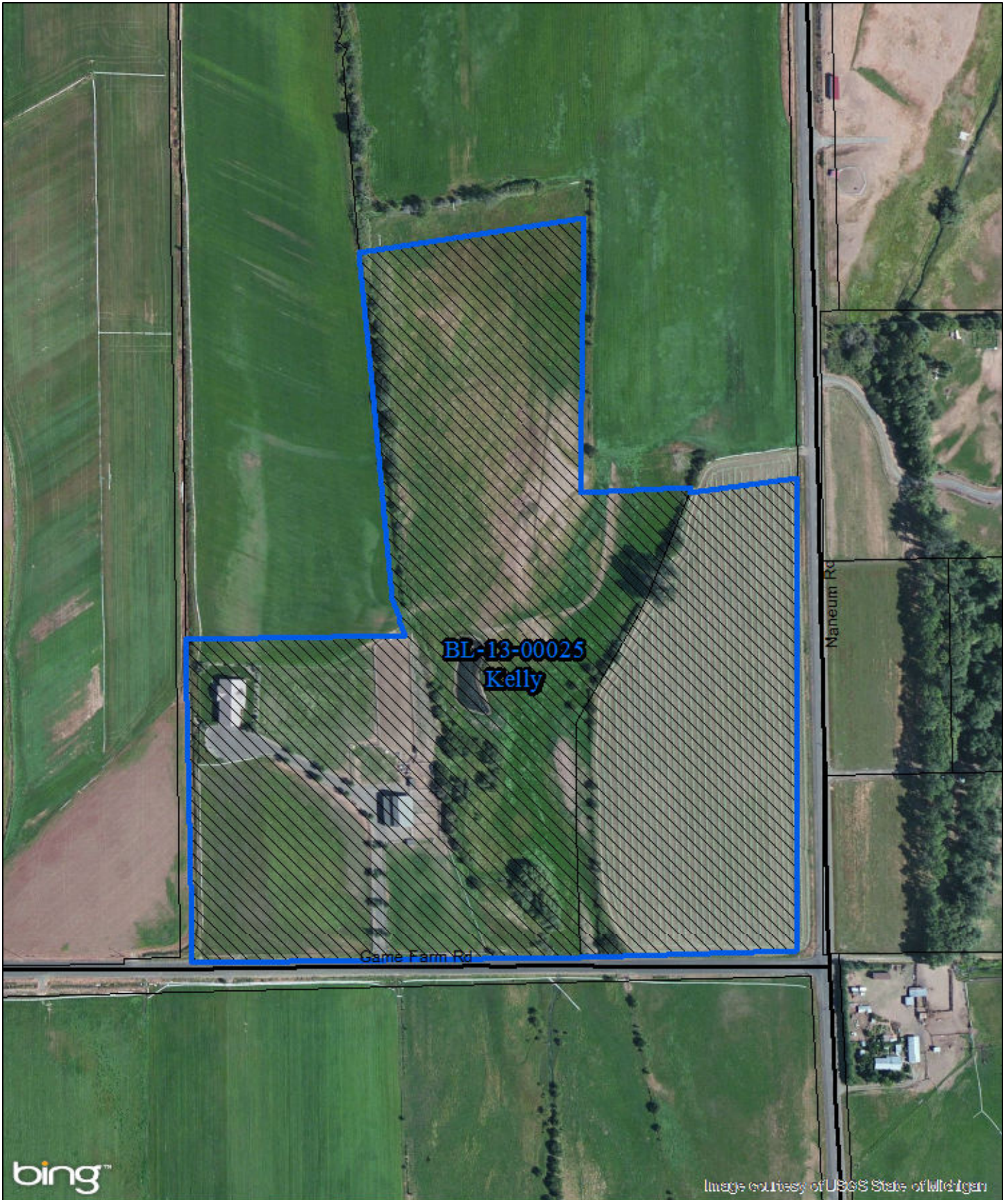
**Area**  
**Map**



© 2013 Google

Google earth





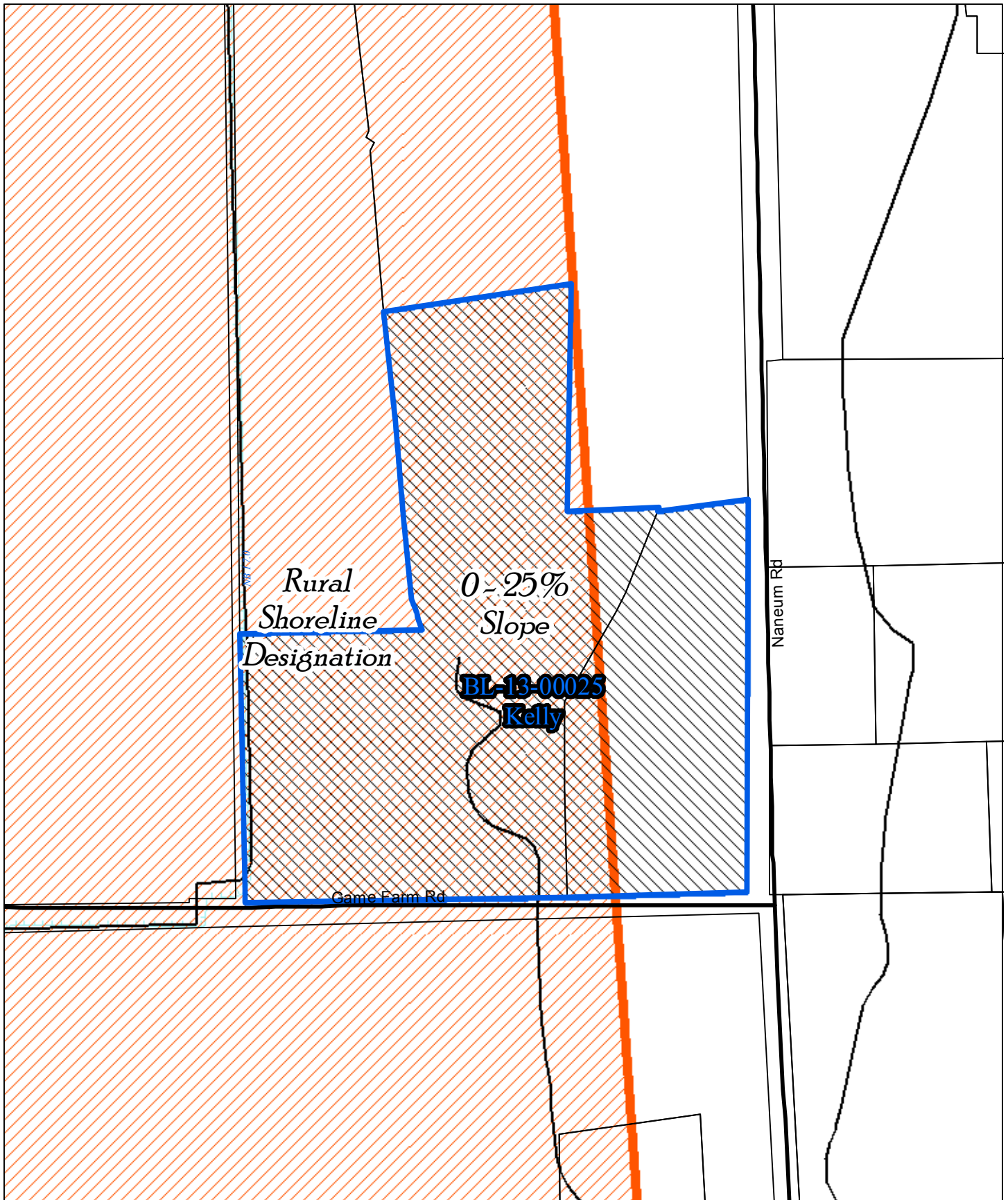
**BL-13-00025**  
**Kelly**

**Air**  
**Photo**

jeff.watson

10/8/2013





BL-13-00025  
Kelly

Critical  
Areas

# Critical Areas Checklist

Tuesday, October 08, 2013

Application File Number



Planner

Is SEPA required  Yes  No



Is Parcel History required?  Yes  No

What is the Zoning?



Is Project inside a Fire District?  Yes  No

If so, which one?



Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District?

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream?  Yes  No

If so what is the Classification?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name?

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?

Does the project parcel abut a DOT road?  Yes  No

If so, which one?

Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone ?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one?

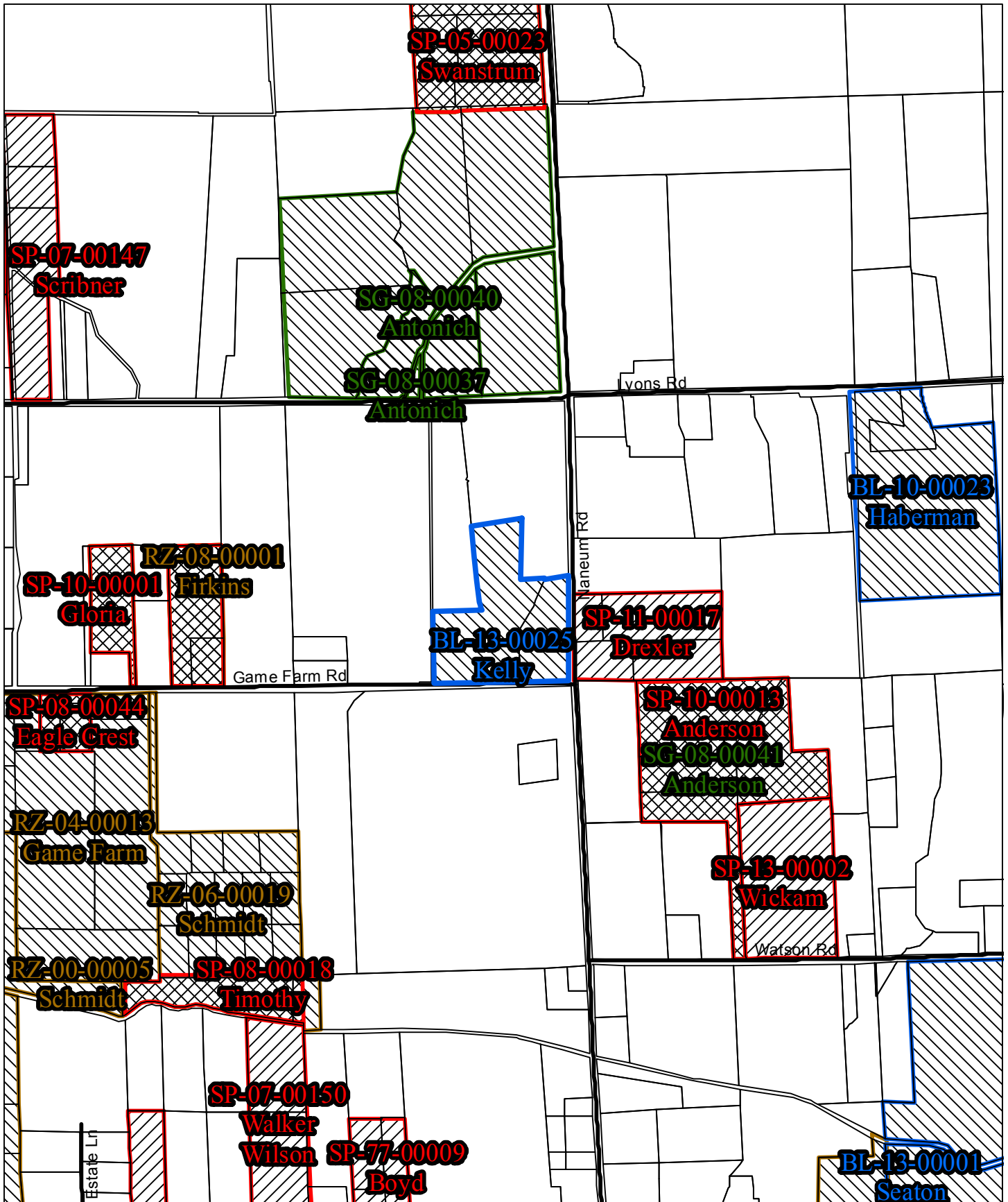
Is the project parcel in or near a Coal Mine area?  Yes  No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



**BL-13-00025**  
**Kelly**

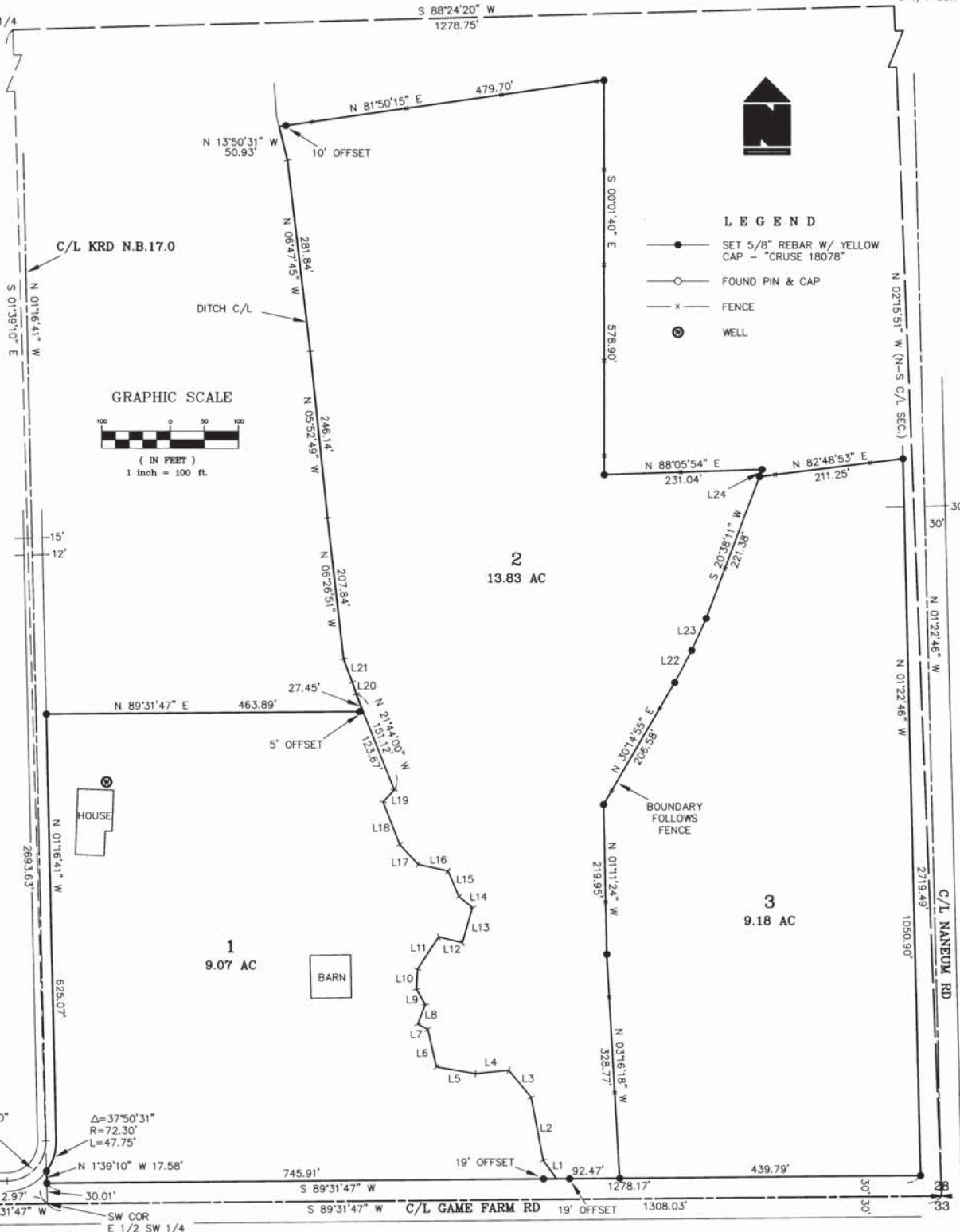
Regional  
 Land Use Map



# PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

NW COR  
E 1/2 SW 1/4

C 1/4 COR



## SHEET 1 OF 2

### AUDITOR'S CERTIFICATE

Filed for record this 21ST day of DECEMBER,  
2001, at 2:19 P.M., in Book 27 of Surveys  
at page(s) 46 at the request of Cruse & Associates.

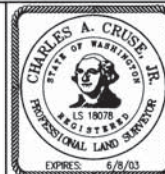
DAVID B. BOWEN BY: X. Slack  
KITITITAS COUNTY AUDITOR Deputy Auditor

### 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  
ROBERT KELLEY in DECEMBER of 2001.

Charles A. Cruse, Jr.  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor

DECEMBER 21, 2001  
DATE  
License No. 18078



**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242

**KELLEY PROPERTY**

	X		
	X		

21-48

# PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 1 HAS 9 IRRIGABLE ACRES; PARCEL 2 HAS 8 IRRIGABLE ACRES; PARCEL 3 HAS 9 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
6. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
8. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON ON EACH SIDE OF INTERIOR LOT LINES.
9. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(1) AND (5).
10. FOR CORNER DOCUMENTATION, BASIS OF BEARINGS AND OTHER SURVEY DATA, SEE BOOK 21 OF SURVEYS, PAGES 50-51. CORNERS LAST VISITED 12/01.

**LEGAL DESCRIPTIONS**

ORIGINAL PARCEL - PART OF AFN 200106150047

**PARCEL 1**

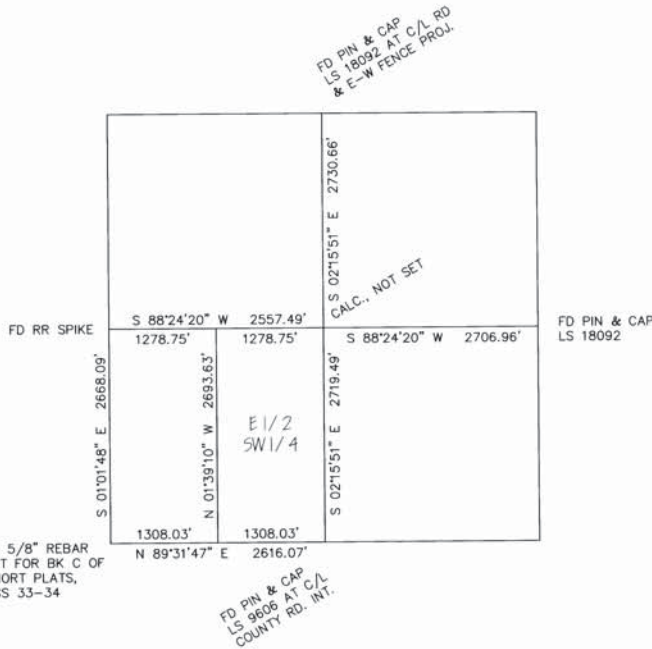
PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 21, 2001 IN BOOK 27 OF SURVEYS AT PAGES ~~48-49~~, UNDER AUDITOR'S FILE NO. 20011221-~~0029~~, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL 2**

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 21, 2001 IN BOOK 27 OF SURVEYS AT PAGES ~~48-49~~, UNDER AUDITOR'S FILE NO. 20011221-~~0029~~, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL 3**

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 21, 2001 IN BOOK 27 OF SURVEYS AT PAGES ~~48-49~~, UNDER AUDITOR'S FILE NO. 20011221-~~0029~~, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.



LINE	DIRECTION	DISTANCE
L1	N 35°23'50\"	33.18'
L2	N 10°55'36\"	93.95'
L3	N 39°23'51\"	51.54'
L4	S 84°20'33\"	48.75'
L5	N 80°21'42\"	57.90'
L6	N 12°42'59\"	56.85'
L7	N 64°04'51\"	16.43'
L8	N 21°12'59\"	30.86'
L9	N 29°34'40\"	25.95'
L10	N 02°57'37\"	29.05'
L11	N 33°03'45\"	56.74'
L12	S 76°14'39\"	35.72'
L13	N 16°00'11\"	53.41'
L14	N 50°26'01\"	25.81'
L15	N 23°01'20\"	40.67'
L16	N 77°39'12\"	44.62'
L17	N 42°16'39\"	40.11'
L18	N 21°19'44\"	66.81'
L19	N 43°53'18\"	23.96'
L20	N 17°23'53\"	18.27'
L21	N 21°03'56\"	36.08'
L22	N 28°08'46\"	52.96'
L23	N 24°04'38\"	51.83'
L24	N 19°36'54\"	11.14'
L25	N 00°49'19\"	34.00'
L26	N 89°43'19\"	53.30'

**SHEET 2 OF 2**

**AUDITOR'S CERTIFICATE**

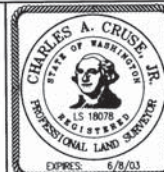
Filed for record this 21ST day of DECEMBER, 2001, at 3:19 P.M., in Book 27 of Surveys at page(s) 49 at the request of Cruse & Associates.

DAVID B. BOWEN BY: *K. Flach*  
KITTITAS COUNTY AUDITOR *Deputy 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 ROBERT KELLEY in DECEMBER of 2001.

*Charles A. Cruse, Jr.*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
DECEMBER 21, 2001  
DATE  
License No. 18078



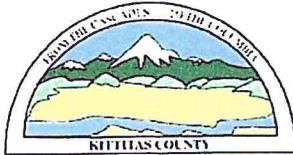
**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242

**KELLEY PROPERTY**

64-49



BL-13-00025



# 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"

## BOUNDARY LINE ADJUSTMENT

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.08.055)

**NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.**

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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

Note: a separate application must be filed for each boundary line adjustment request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum 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.
- For preliminary approval, please submit a sketch containing the following elements.
  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
  4. 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.
- For final approval (not required for initial application): Legal descriptions of the proposed lots, or a recorded survey.

### APPLICATION FEES:

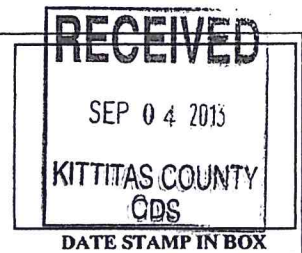
\$225.00	Kittitas County Community Development Services (KCCDS)
\$90.00	Kittitas County Department of Public Works
\$65.00	Kittitas County Fire Marshal
\$205.00	Kittitas County Public Health Department Environmental Health
<b>\$585.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:  
9-4-13

RECEIPT #  
18705



DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



**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.)
- Assessor COMPAS Information about the parcels.

**GENERAL APPLICATION INFORMATION**



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

Name: Robert Kelley  
Mailing Address: 508 N. Main St.  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 925-8929  
Email Address: roperbob@ellensburg.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

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

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. **Street address of property:**

Address: 3821 Game Farm Rd  
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**  
Parcels 1, 2, and 3 in Bk 27 at Pgs 48-49, Portion of Section 28, T. 18 N., R. 19 E., W.M.

6. **Property size:** 9.18 and 22.90 (acres)

7. **Land Use Information:** Zoning: AG-20 Comp Plan Land Use Designation: Rural Working



8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
18-19-28030-0006 22.90 Ac	9.18 Ac
18-19-28030-0007 9.18 Ac	22.90 Ac

APPLICANT IS:  OWNER  PURCHASER  LESSEE  OTHER

**AUTHORIZATION**

9. 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.

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

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:	Signature of Land Owner of Record
(REQUIRED if indicated on application)	(Required for application submittal):
X <u>Chris Cruise</u> (date) <u>9/4/2013</u>	X <u>Robert O. Kelley</u> (date) <u>9/11/13</u>

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

**TREASURER'S OFFICE REVIEW**

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

( ) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_ No \_\_\_

Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

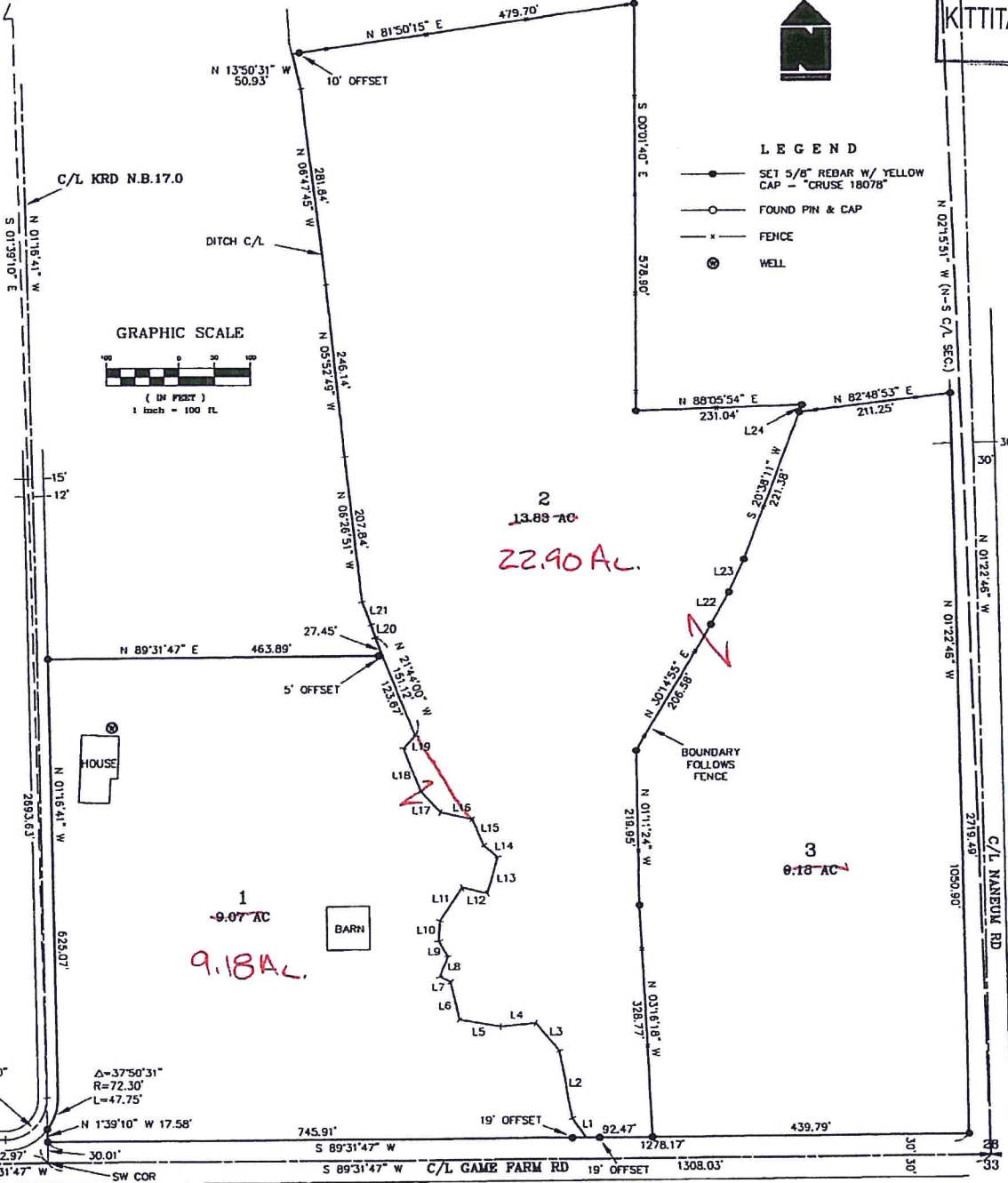
Final Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

PART OF THE SOUTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

RECEIVED  
SEP 04 2013  
KITITAS COUNTY  
CDS

NW COR  
E 1/2 SW 1/4

S 88°24'20" W  
1278.75'



SHEET 1 OF 2

AUDITOR'S CERTIFICATE  
Filed for record this 21ST day of DECEMBER,  
2001, at 2:19 P.M., in Book 27 of Surveys  
at page(s) 48 at the request of Cruse & Associates.  
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KITITAS COUNTY AUDITOR Deputy Auditor

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*Charles A. Cruse, Jr.*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
DECEMBER 21, 2001  
DATE  
License No. 18078



CRUSE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
KELLEY PROPERTY

21-48



**RECEIVED**  
SEP 04 2013  
KITITIAS COUNTY  
CDS

030-0005  
13.57

PERRY SP 00-1  
050-0002  
20.00  
12.71

*Incorrect Acreage  
See parcel Report*

030-0006  
20.50  
PARCEL 2  
B27-P18-00

*22.90 AC*

000-0019  
15.11  
PARCEL 1  
B27-P18-00

*Proposed  
Boundary*

*9.18 AC*

030-0007  
9.18  
PARCEL 3  
B27-P18-00

052-0001  
LOT 2A

052-0002  
LOT 2B

052-0003  
LOT 3A

052-0  
LOT 3

Game Farm R3

Naneum Rd



# Kittitas County Parcel Report Printout



## Parcel Info

**Map #** 18-19-28030-0006  
**Acres Recorded** 22.90000000  
**Parcel #** 16788  
**Situs Address** 03821 Game Farm Rd Ellensburg  
**Owner Name** KELLEY, ROBERT O  
**Name Cont.**  
**Mailing Address** 508 N MAIN ST  
**City/State** ELLENSBURG WA  
**Zipcode** 98926-3100

## Critical Areas

**Contains > 30% Slope** No  
**DOE G.W. Moratorium** No  
**PHS Site Name**  
**Roof Hazard** LOW\_HAZARD RATING  
**Roof Class** CLASS C  
**Seismic Category** C  
**Flood Zone**  
**Shore Line**  
**Wetland Code** U  
**FEMA Flood Map** 5300950443B,5300950444B  
**FIRM Zone** ZONE C  
**Coalmine Shaft**  
**Airport Zone**  
**Zone Name** Agriculture 20  
**Land Use** Rural Working

## Districts

**Fire District** Fire District 2 (Rural Ellensburg)  
**Hospital District** HOSPITAL DISTRICT 1  
**Irrigation District** KRD  
**School District** Ellensburg School District  
**Voting District** East Sanders  
**Commissioner District** 1  
**Weed District** WEED DISTRICT # 3



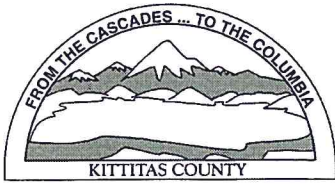
### Legend

- Townships
- Sections
- Tax Parcels
- Schools
- Parks and Preserves
- Railroads
- Forest Service Roads
- County Roads
- Private Roads
- Highways
- Water Bodies
- Rivers and Creeks
- Canals



### Disclaimer

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



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

**RECEIPT NO.: 00018705**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 005608

**Date:** 9/4/2013

**Applicant:** ROBERT KELLEY

**Type:** check # 4634

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00025	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00025	BLA MAJOR FM FEE	65.00
BL-13-00025	PUBLIC WORKS BLA	90.00
BL-13-00025	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00