

Jeff Watson

From: Jeff Watson
Sent: Monday, December 02, 2013 1:46 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert
Subject: BL-13-00029 Smith

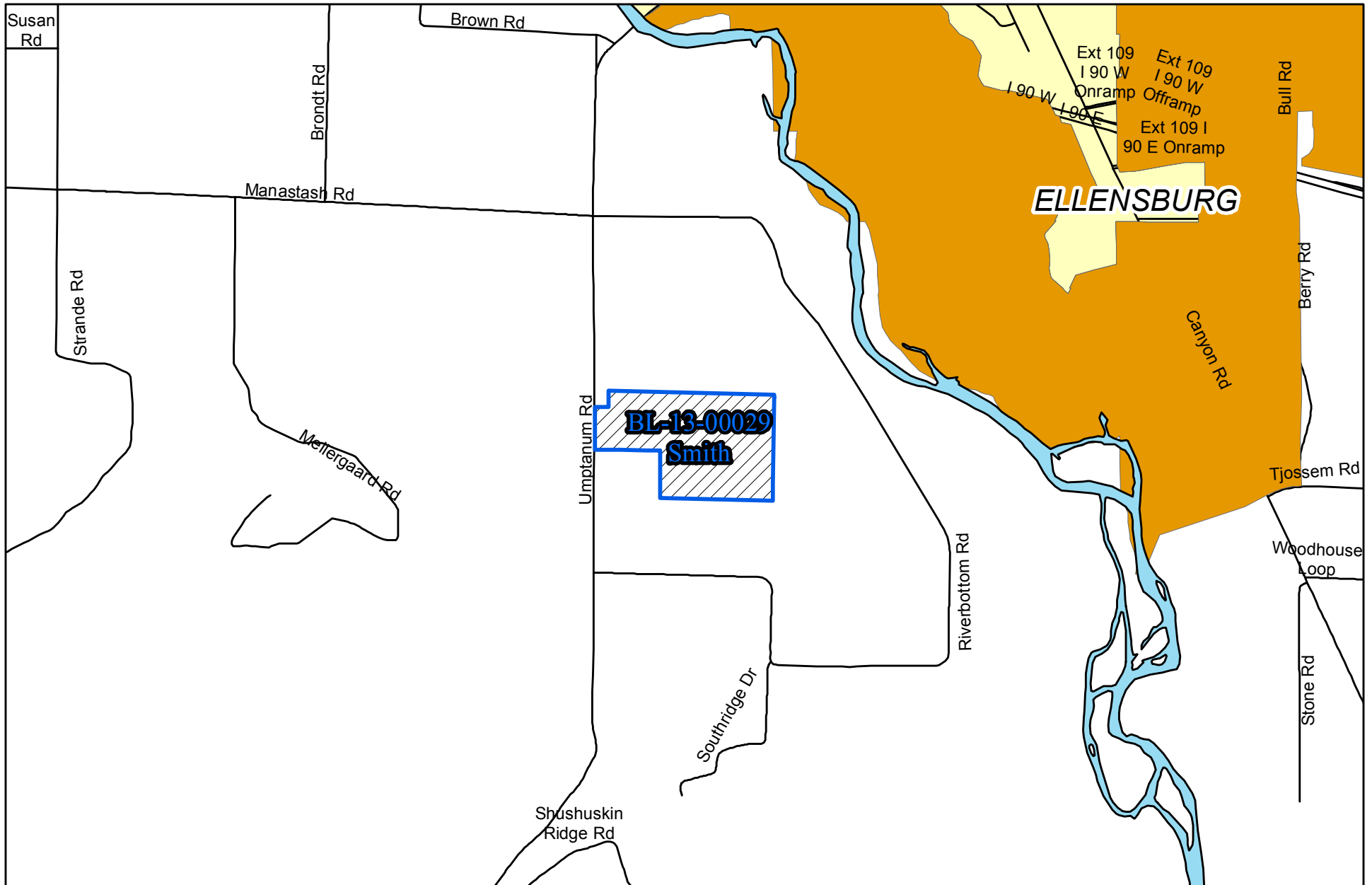
[BL-13-00029 Smith](#)

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
509-933-8274



BL-13-00029
Smith

Area
Map



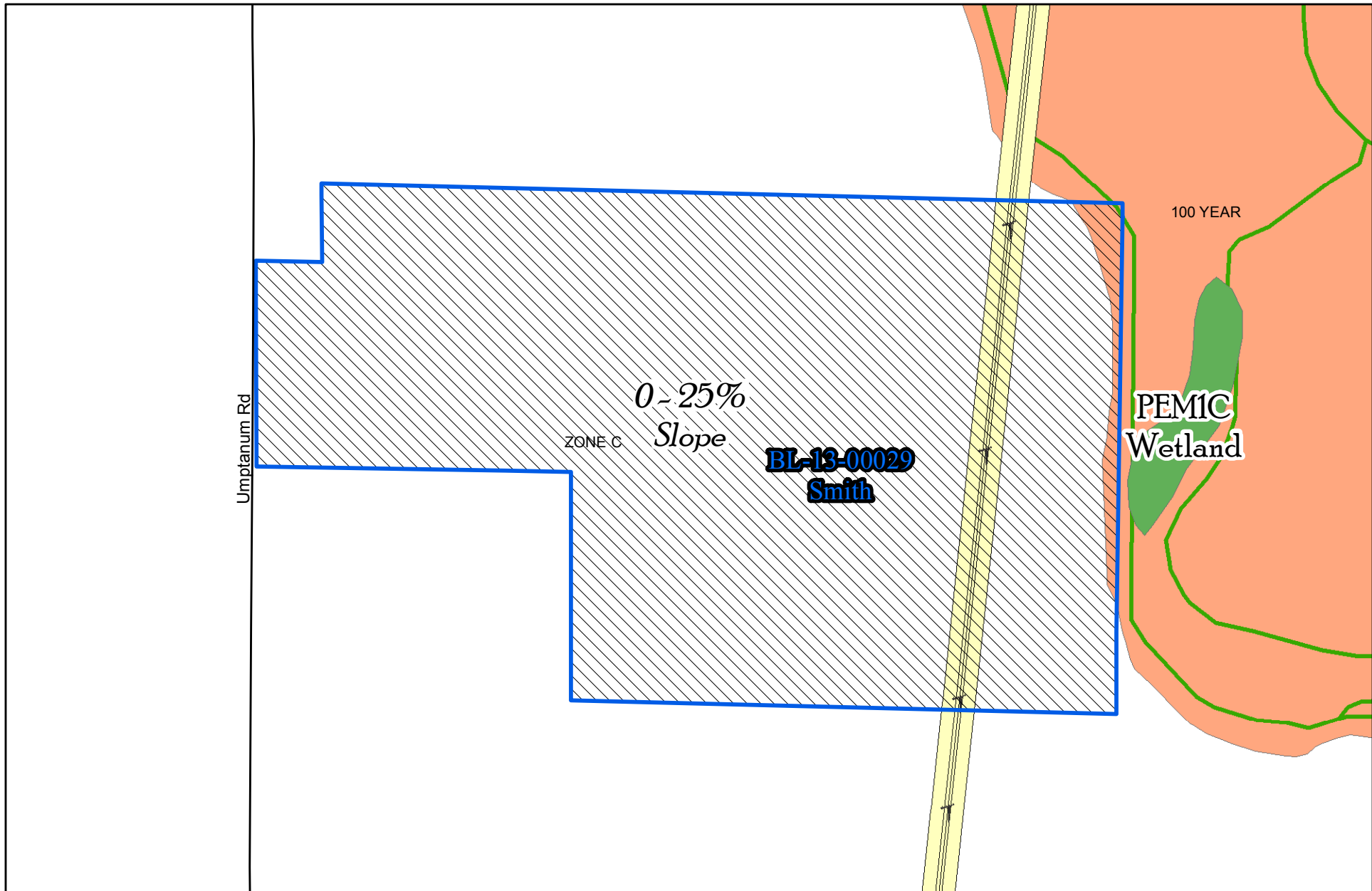
Image Landsat

Google earth



BL-13-00029
Smith

Air Photo
Vertical



BL-13-00029
Smith

Critical Areas
Map

Critical Areas Checklist

Monday, December 02, 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?

Ellensburg Moxee #1

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?

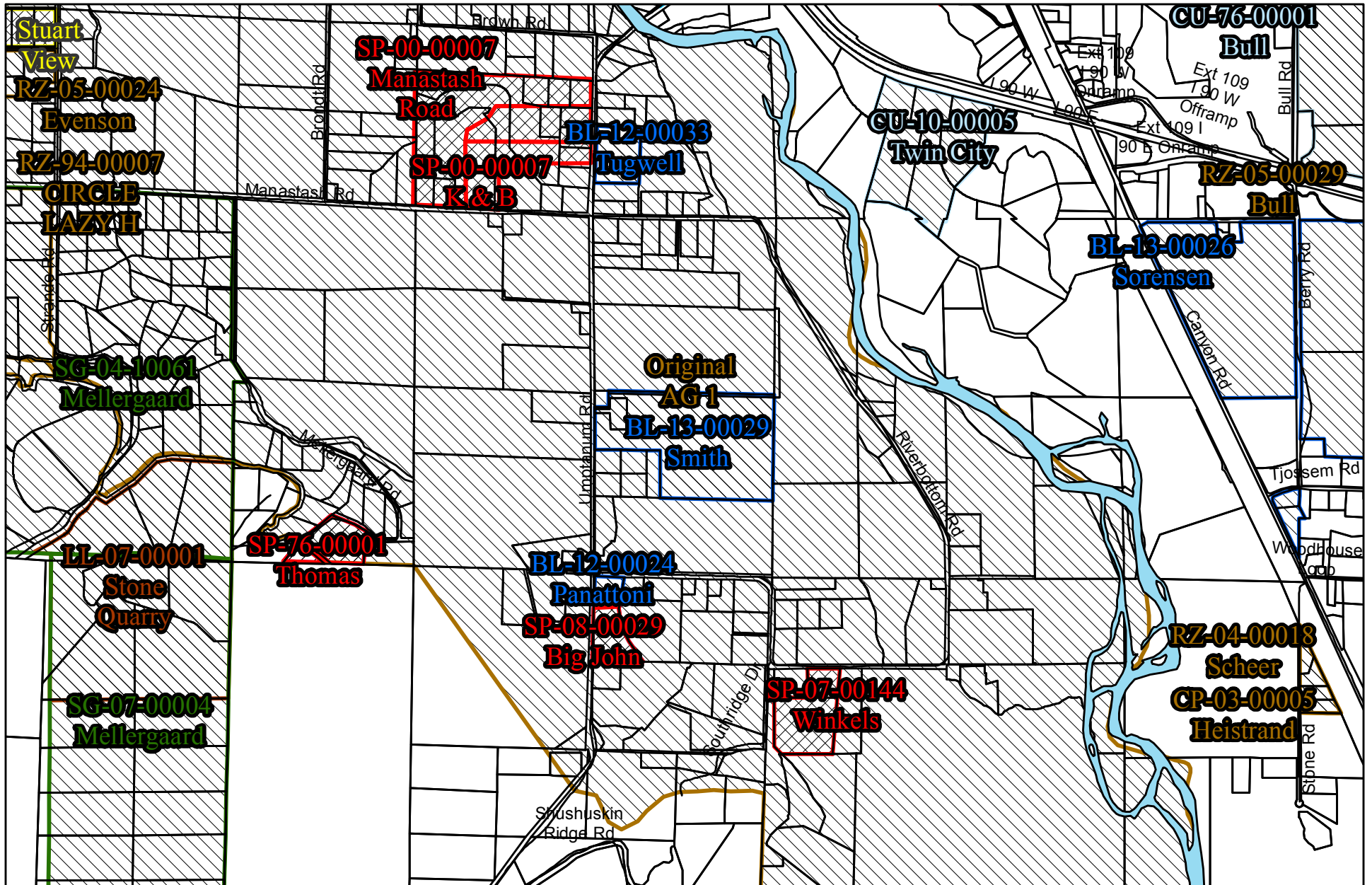
Is the project parcel in or near a Coal Mine area? Yes No

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-13-00029
Smith

Regional Land
Use Map

579067

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.



LEGEND

- SET PIN & CAP
- FOUND PIN & CAP
- x- FENCE

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - PART OF AFN 24305

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED FEBRUARY 9, 1995 IN BOOK 20 OF SURVEYS AT PAGE 196 UNDER AUDITOR'S FILE NO. 579067, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

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 WHICH MAY PERTAIN TO THIS PROPERTY.
3. THIS SURVEY OF PARCEL A IS FOR MORTGAGE PURPOSES.
4. FOR CORNER DOCUMENTATION, SEE KITTITAS COUNTY SHORT PLATS SP-90-08, SP-90-09 AND SP-90-10. CORNERS LAST VISITED JANUARY 1995.

AUDITOR'S CERTIFICATE

Filed for record this 9TH day of FEBRUARY, 1995, at 3:08 P.M., in Book 20 of Surveys at page(s) 196 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *[Signature]*
KITTITAS COUNTY AUDITOR Deputy

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 JOHN SMITH in JANUARY of 1995.

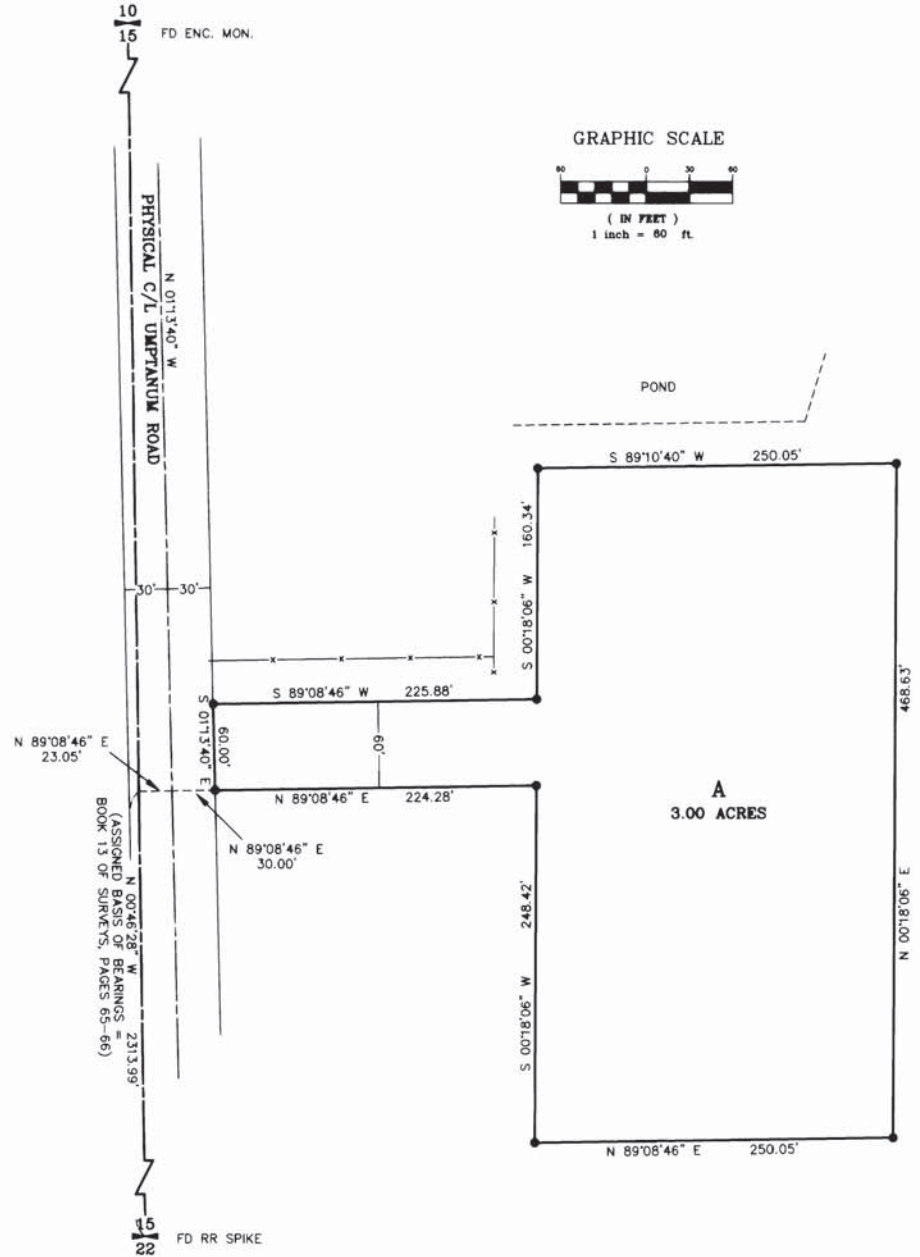
Charles A. Cruse, Jr.

CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078

FEBRUARY 9, 1995
DATE



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 925-4747
SMITH PROPERTY



(ASSIGNER'S BASIS OF BEARINGS, 2313.99'
 BOOK 13 OF SURVEYS, PAGES 65-66)

PART OF THE EAST HALF OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.

05/21/2008 09:12:44 AM V: 35 P: 49 200805210002

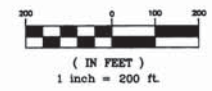
Survey CRUSE ASSOC
Kittitas County Auditor



LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUSE 36815"
- SET HUB W/ NAIL & WASHER
- FOUND PIN & CAP
- x FENCE
- OP — OVERHEAD POWER

GRAPHIC SCALE



LINE	DIRECTION	DISTANCE
L1	S 88°55'32" E	177.89'
L2	N 00°46'28" W	233.00'
L3	S 00°02'46" E	258.78'
L4	S 89°01'28" W	197.48'
L5	N 01°13'40" W	32.94'
L6	N 01°13'40" W	28.90'
L7	S 01°13'40" E	60.00'
L8	S 89°08'46" W	225.88'
L9	N 00°18'06" E	160.34'
L10	S 00°18'06" W	248.42'

AUDITOR'S CERTIFICATE

Filed for record this 21ST day of MAY,
2008, at 9:12 A.M., in Book 35 of Surveys at
page(s) 49 at the request of Cruse & Associates.

JERALD V. PETTIT *[Signature]*
KITITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

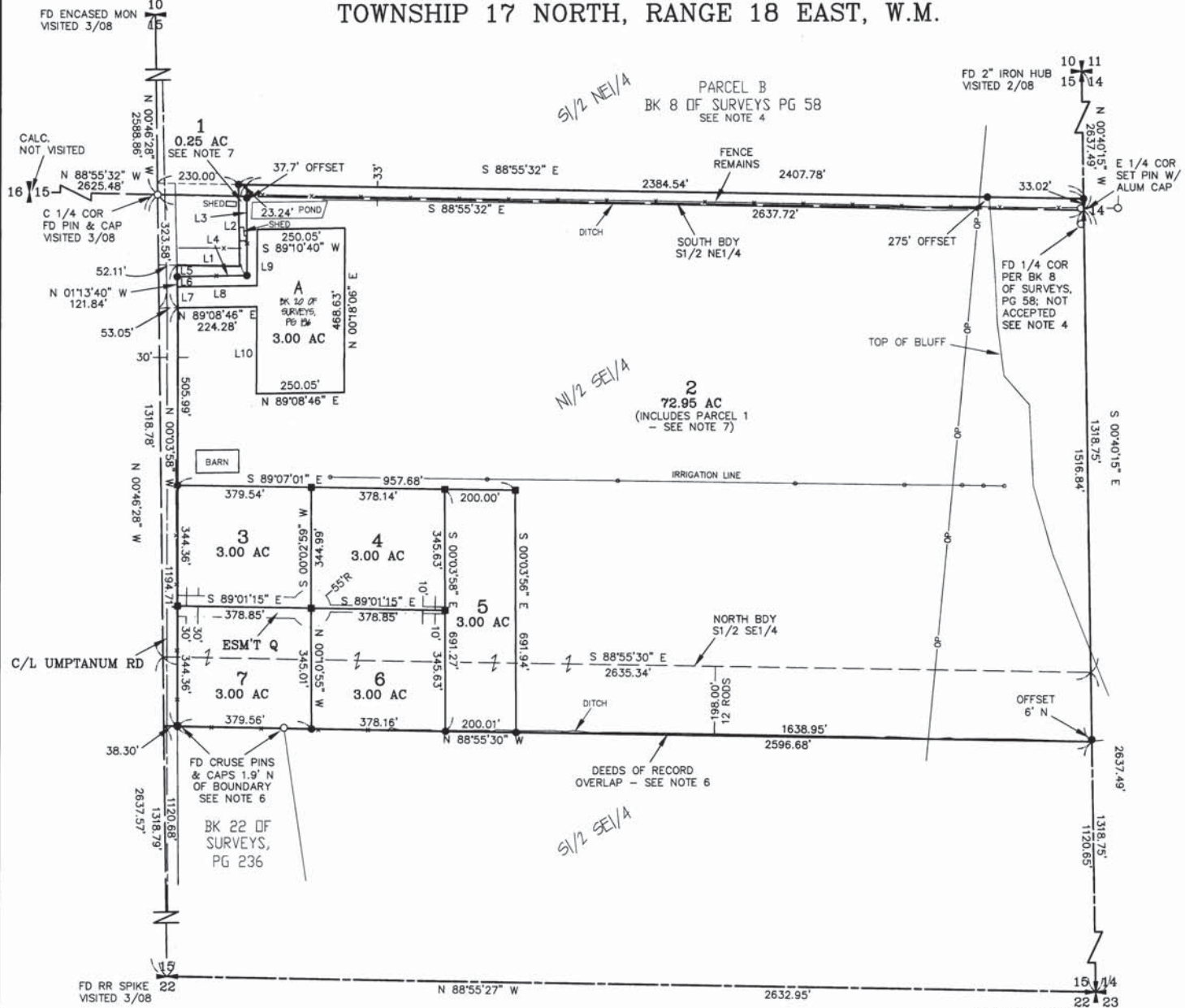
This map correctly represents a survey made by
me or under my direction in conformance with
the requirements of the Survey Recording Act
at the request of JOHN SMITH
in MARCH of 2008.

[Signature]
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815



DATE
5/21/2008

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



	X	X
	X	X
	X	X

FD O'HARE PIN & CAP
S 81° W, 1.5' FROM
CALC. POSITION
SEE NOTE 5

35-49

PART OF THE EAST HALF OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M.

05/21/2008 09:12:44 AM V: 35 P: 50 200805210002
\$113.50 CRUISE ASSO
Surveyor CRUISE ASSO
Kittitas County Auditor Page 2 of 2

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
4. I FOUND PINS AND CAPS AT THE EAST 1/4 CORNER AND PROPERTY CORNER LOCATIONS SET AS A RESULT OF BOOK 8 OF SURVEYS, PAGE 58. I DID NOT ACCEPT THESE LOCATIONS AND MONUMENTED THE EAST 1/4 CORNER AS DELINEATED IN BOOK 24 OF SURVEYS, PAGE 63. SEE NOTE 4 ON SAID BOOK 24 SURVEY FOR ADDITIONAL INFORMATION REGARDING THIS 1/4 CORNER LOCATION.
5. THE O'HARE PIN AND CAP AT THE SE CORNER OF SECTION 15 APPEARS TO HAVE BEEN PULLED AND RESET. I HELD THE CALCULATED POSITION FOR THIS SURVEY.
6. DEEDS OF RECORD OVERLAP 1.9 FEET AS PER NOTE 5 ON BOOK 22 OF SURVEYS, PAGE 236.
7. PARCEL 1 IS A PORTION OF PARCEL 2, AND IS SHOWN HEREON TO FACILITATE FUTURE BOUNDARY LINE ADJUSTMENTS.
8. FOR SECTION SUBDIVISION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 13 OF SURVEYS, PAGE 65.
9. THE PURPOSE OF THIS SURVEY IS TO COMPLETE A SEGREGATION SUBMITTED 6/17/2005 AND IS EXEMPT FROM KITTITAS COUNTY SUBDIVISION CODE BY KCC 16.04.020(5).
10. THE RIGHT OF WAY OF UMPTANUM ROAD IS BASED ON PHYSICAL LOCATIONS AND THE RECORDS OF SURVEY SHOWN HEREON.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS -- AFN 575018

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 5

PARCEL 5 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 6

PARCEL 6 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 7

PARCEL 7 OF THAT CERTAIN SURVEY AS RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MAY 21, 2008 IN BOOK 35 OF SURVEYS AT PAGES ~~48-49~~ ⁴⁹⁻⁵⁰, UNDER AUDITOR'S FILE NO. 20080521 ~~0002~~, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 3, 4, 6 AND 7 OF SAID SURVEY.

AUDITOR'S CERTIFICATE

Filed for record this 21ST day of MAY,
2008, at 9:12 A.M., in Book 35 of Surveys
at page(s) 50 at the request of Cruse & Associates.

GERALD V. PETTIT BY: *[Signature]*
KITTITAS COUNTY AUDITOR

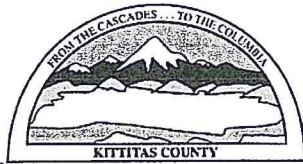


5/21/2008

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

RECEIVED

NOV 05 2013



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
\$585.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	<div style="border: 2px solid red; padding: 10px; color: red; font-weight: bold; font-size: 1.2em;"> PAID NOV 05 2013 KITTITAS CO. CDS DATE STAMP IN BOX </div>
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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: JOHN SMITH
Mailing Address: 3600 UMPTANUM RD.
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: _____
Email Address: _____

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: CRUSE & ASSOC.
Mailing Address: PO BOX 959
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: 509 962 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: 3600 UMPTANUM RD.
City/State/ZIP: ELLENSBURG, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**

PART OF SE 4 15-17-18

6. **Property size:** 75.95 (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 ____)
<u>17-18-15040-0007 3AC</u>	<u>3AC</u>
<u>17-18-15010-0010 1.85</u>	<u>72.95 AC</u>
<u>17-18-15040-0001 71.10</u>	

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 Charles A. Cundy (date) 11-5-13

X [Signature] (date) 11-5-13

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: _____

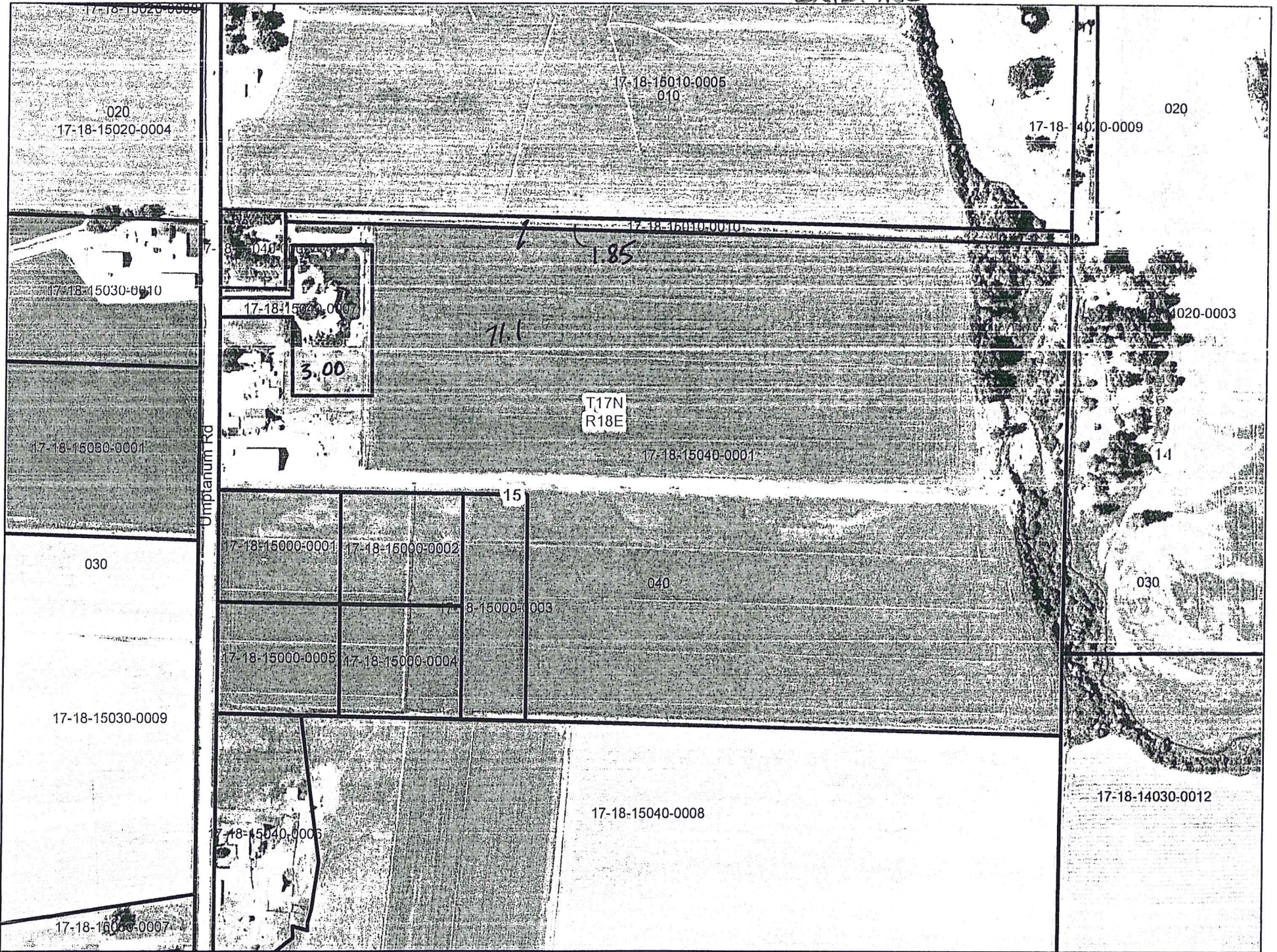
Preliminary Approval Date: _____

By: _____

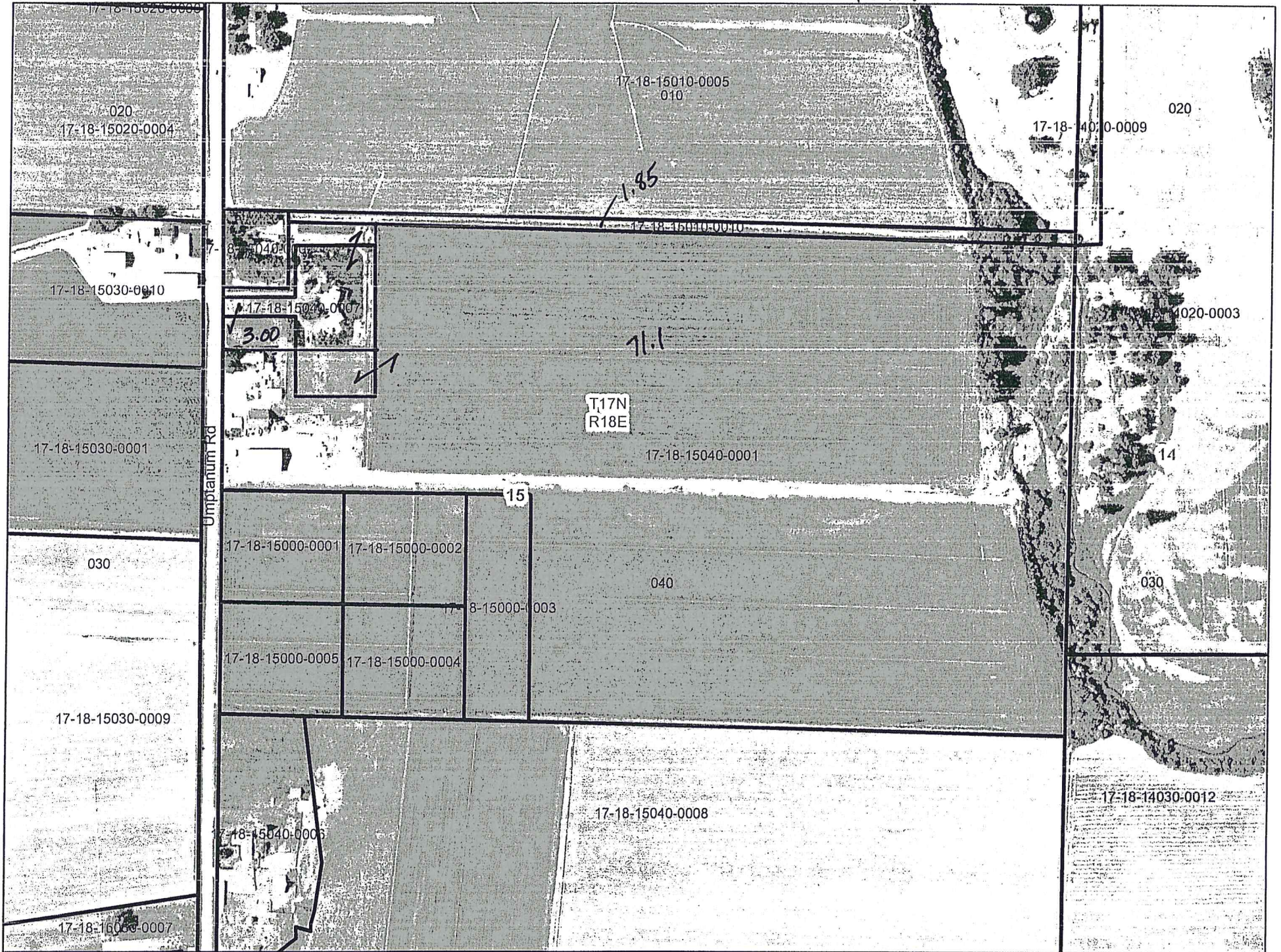
Final Approval Date: _____

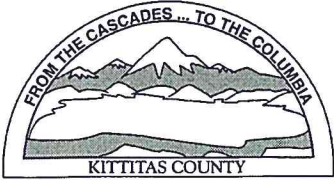
By: _____

EXISTING



PROPOSED





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

RECEIPT NO.: 00019685

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027830

Date: 11/5/2013

Applicant: SMITH, JOHN R ETUX

Type: check # 6364

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-13-00029	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-13-00029	BLA MAJOR FM FEE	65.00
BL-13-00029	PUBLIC WORKS BLA	90.00
BL-13-00029	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	585.00