

## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Wednesday, March 05, 2014 10:14 AM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan; Erin Moore; Joe Gilbert  
**Subject:** BL-14-00003 Valley Land

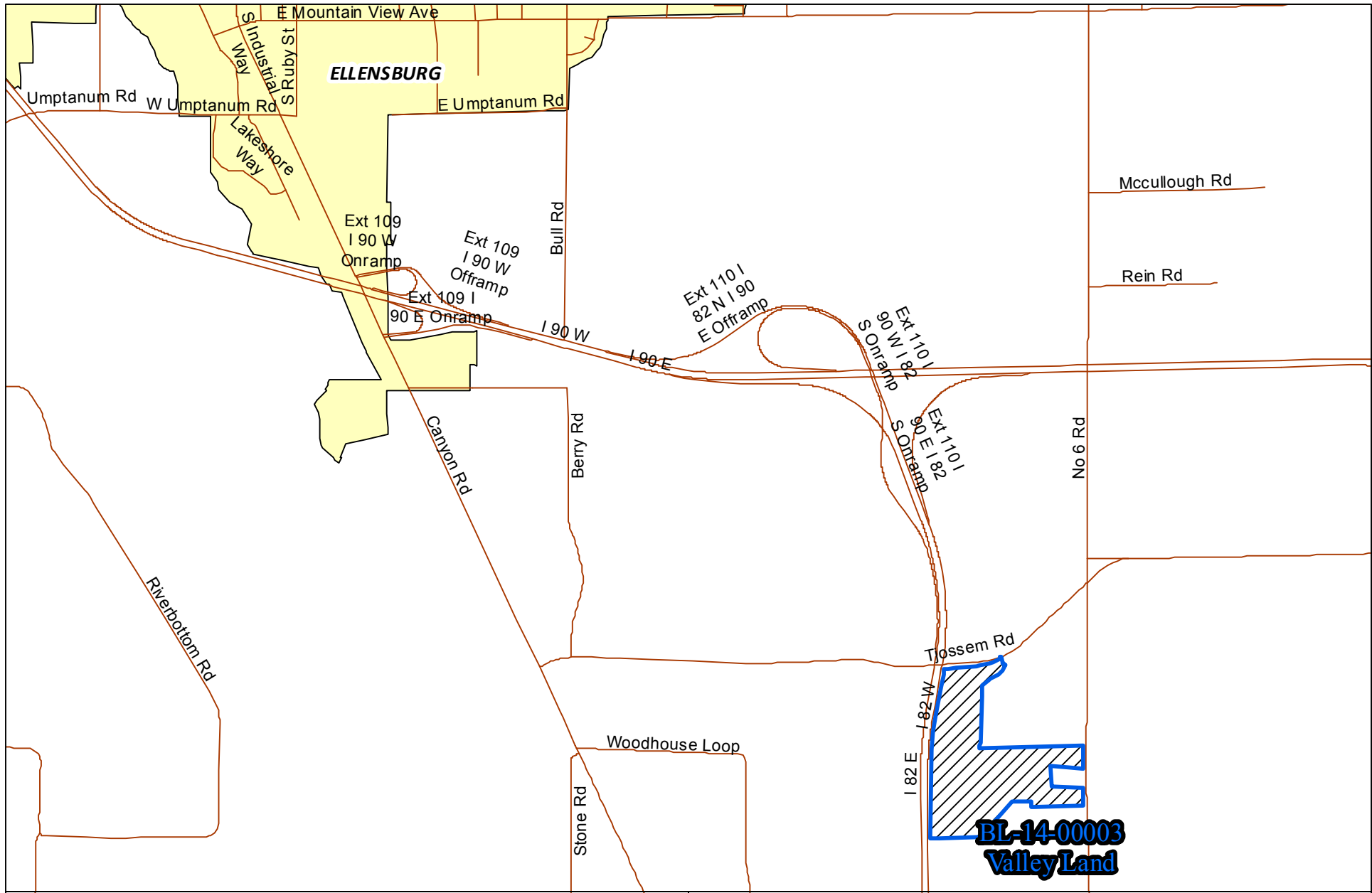
[BL-14-00003 Valley Land](#)

Christina, Holly or Erin or Joe, 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-14-00003  
Valley Land

Area  
Map



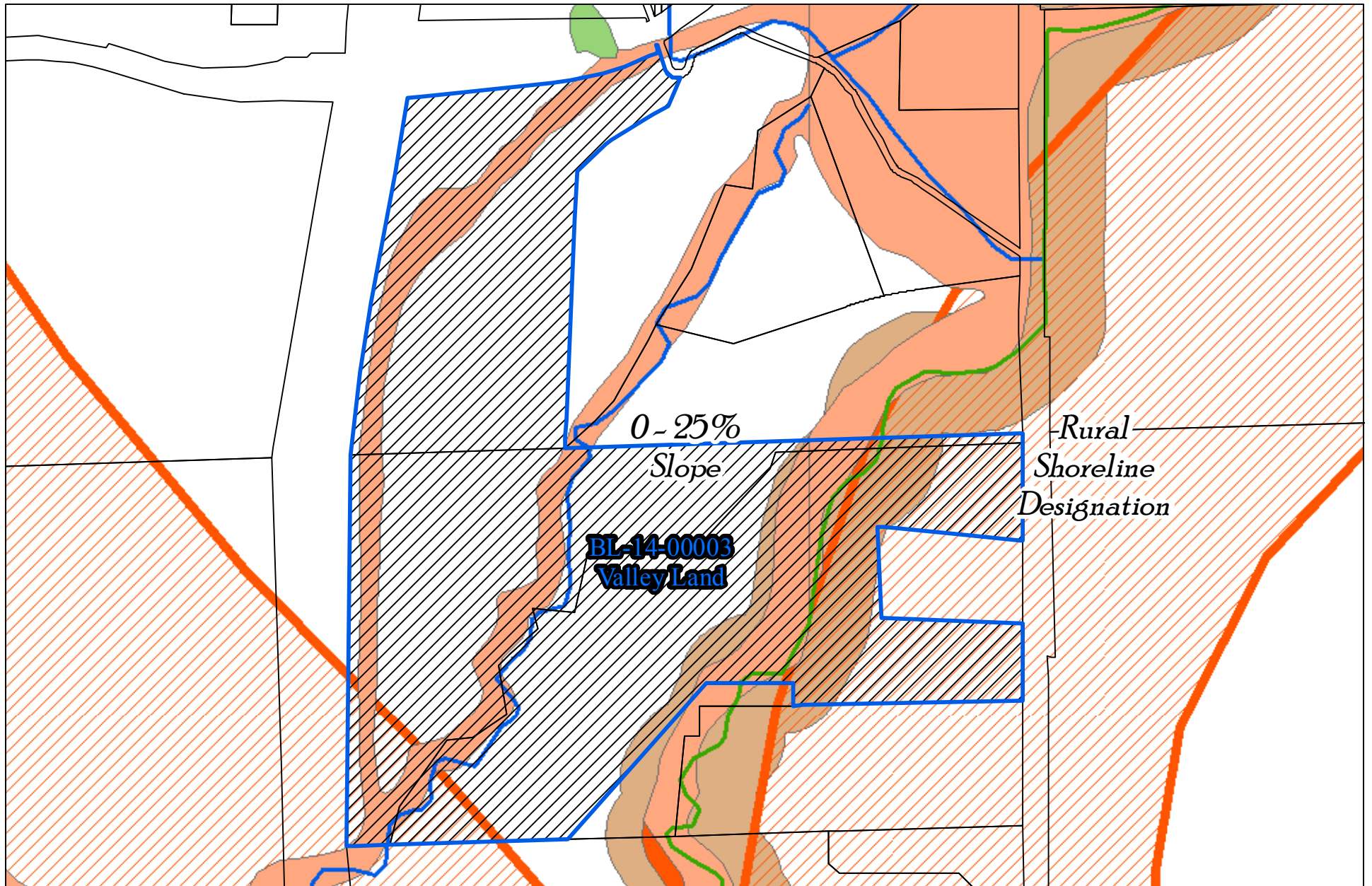




Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS-User-Community

BL-14-00003  
Valley Land

Vertical  
Air Photo



BL-14-00003  
Valley Land

Critical Areas  
Map



# Critical Areas Checklist

Wednesday, March 05, 2014

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?

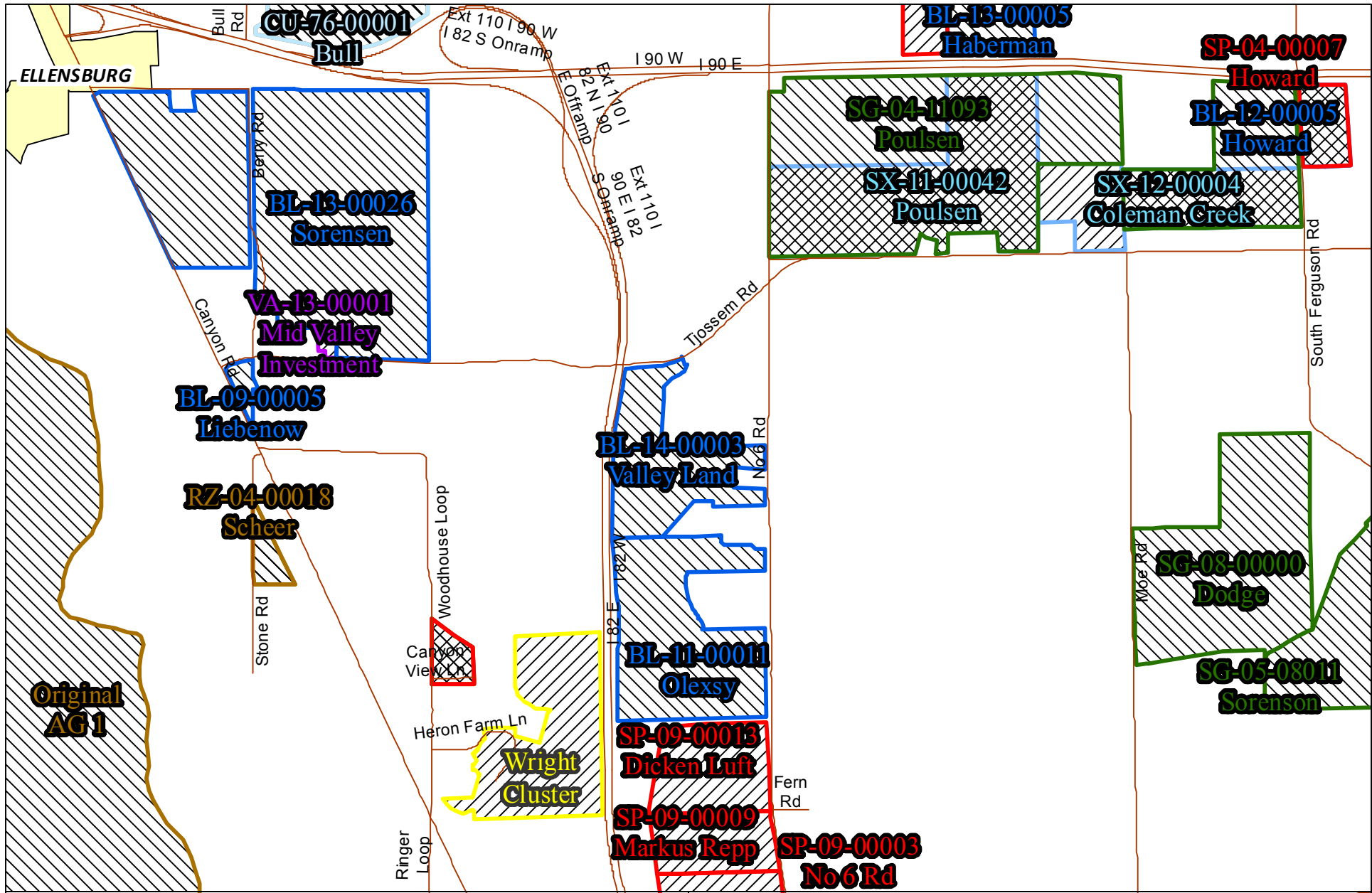
Is the project parcel in or near a Coal Mine area?  Yes  No

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-14-00003  
Valley Land

Regional Land Use  
Map



# PART OF THE SE 1/4 OF SECTION 18 TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.

KIT. CO. SECTION COR AT  
NORTH-SOUTH-EAST ROAD  
INTERSECTION  
LAST VISITED JULY 1992



### LEGEND

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

### LEGAL DESCRIPTIONS

#### ORIGINAL PARCEL -

PARCEL 1B OF THAT CERTAIN SURVEY AS RECORDED APRIL 29, 1993, IN BOOK 19 OF SURVEYS AT PAGE 74, UNDER AUDITOR'S FILE NO. 559059, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF PARCELS 1 AND 2 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 24, 1992 IN BOOK 18 OF SURVEYS AT PAGE 211, UNDER AUDITOR'S FILE NO. 551944, RECORDS OF KITTITAS COUNTY, WASHINGTON; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

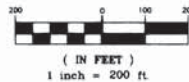
#### PARCEL 1C

PARCEL 1C OF THAT CERTAIN SURVEY AS RECORDED JUNE 15, 1994, IN BOOK 20 OF SURVEYS AT PAGE(S) 60, UNDER AUDITOR'S FILE NO. 571789, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF PARCEL 1B OF THAT CERTAIN SURVEY AS RECORDED APRIL 29, 1993 IN BOOK 19 OF SURVEYS AT PAGE 74, UNDER AUDITOR'S FILE NO. 559059, RECORDS OF KITTITAS COUNTY, WASHINGTON; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

#### PARCEL 1D

PARCEL 1D OF THAT CERTAIN SURVEY AS RECORDED JUNE 15, 1994, IN BOOK 20 OF SURVEYS AT PAGE(S) 60, UNDER AUDITOR'S FILE NO. 571789, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF PARCEL 1B OF THAT CERTAIN SURVEY AS RECORDED APRIL 29, 1993 IN BOOK 19 OF SURVEYS AT PAGE 74, UNDER AUDITOR'S FILE NO. 559059, RECORDS OF KITTITAS COUNTY, WASHINGTON; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

### GRAPHIC SCALE



- 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. THE BEARINGS HEREON HAVE BEEN ASSIGNED TO CONFORM WITH THE BEARINGS ON THE SURVEY RECORDED IN BK. 18 OF SURVEYS, PAGES 102-103.
  3. FOR SECTION CORNER DOCUMENTATION AND ROAD RIGHT OF WAY INFORMATION, SEE BK. 18 OF SURVEYS, PAGE 211.
  4. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER SECTION 16.04.020(1).

### AUDITOR'S CERTIFICATE

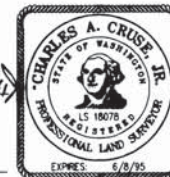
Filed for record this 15TH day of JUNE, 1994, at 2:44 P.M., in Book 20 of Surveys at page(s) 60 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: *S. Auth*  
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 CAL JANSEN in MARCH of 1993.

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

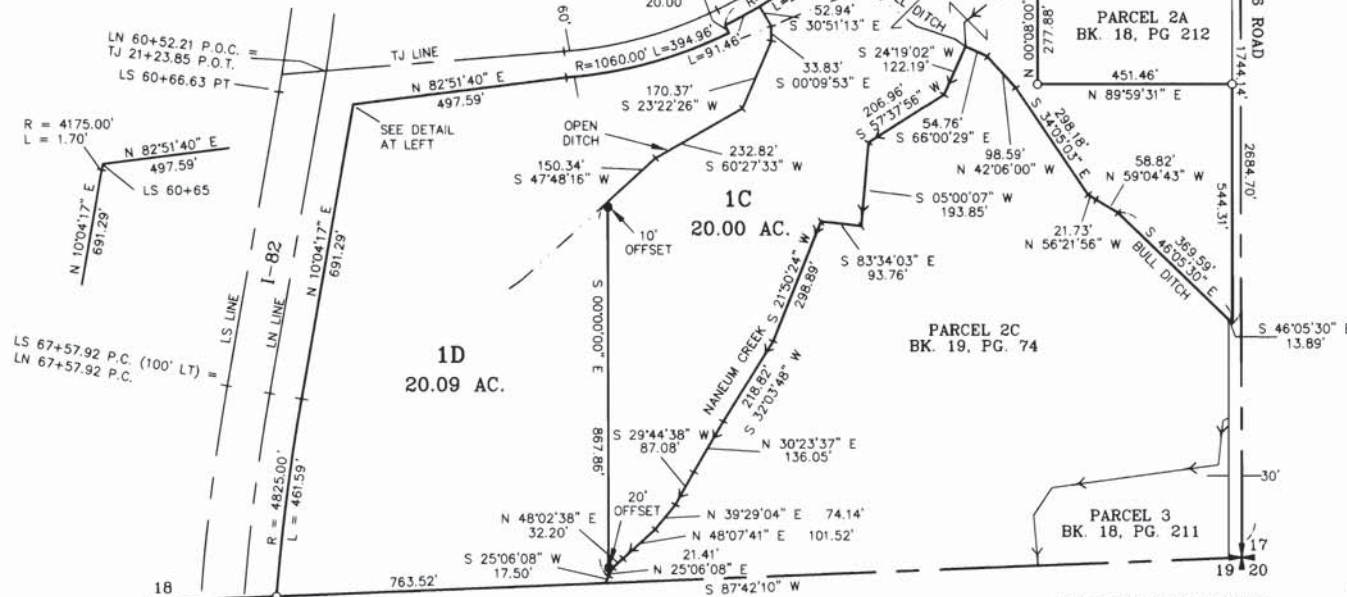


JUNE 15, 1994  
DATE

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

		X	
		X	X

FOUND KIT. CO. ENCASED MON.  
SEE BK. 18 OF SURVEYS,  
PAGES 102-103  
LAST VISITED JULY 1992



FOUND PIN AND CAP -  
SEE BK. 18 OF SURVEYS,  
PAGES 102-103  
LAST VISITED JULY 1992

# PART OF THE NE 1/4 OF SECTION 19 TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M.

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



### LEGEND

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

### 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. FOR SECTION SUBDIVISION AND SECTION CORNER DOCUMENTATION, SEE BOOK 18 OF SURVEYS, PAGES 102-103.
3. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS THE ABOVE MENTIONED SURVEY OF RECORD.
4. SECTION AND QUARTER SECTION CORNERS SHOWN HEREON WERE LAST VISITED MARCH OF 1993.

### AUDITOR'S CERTIFICATE

Filed for record this 22ND day of APRIL, 1993, at 9:15 A.M., in Book 19 of Surveys at page(s) 73 at the request of Cruse & Nelson.

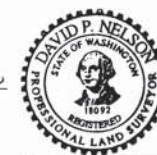
BEVERLY M. ALLENBAUGH BY: *B. Williams*  
KITTITAS COUNTY AUDITOR

### 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 GAYLE REDD in FEBRUARY of 1993.

*David P. Nelson*

DAVID P. NELSON  
Professional Land Surveyor  
License No. 18092



APRIL 22, 1993  
DATE

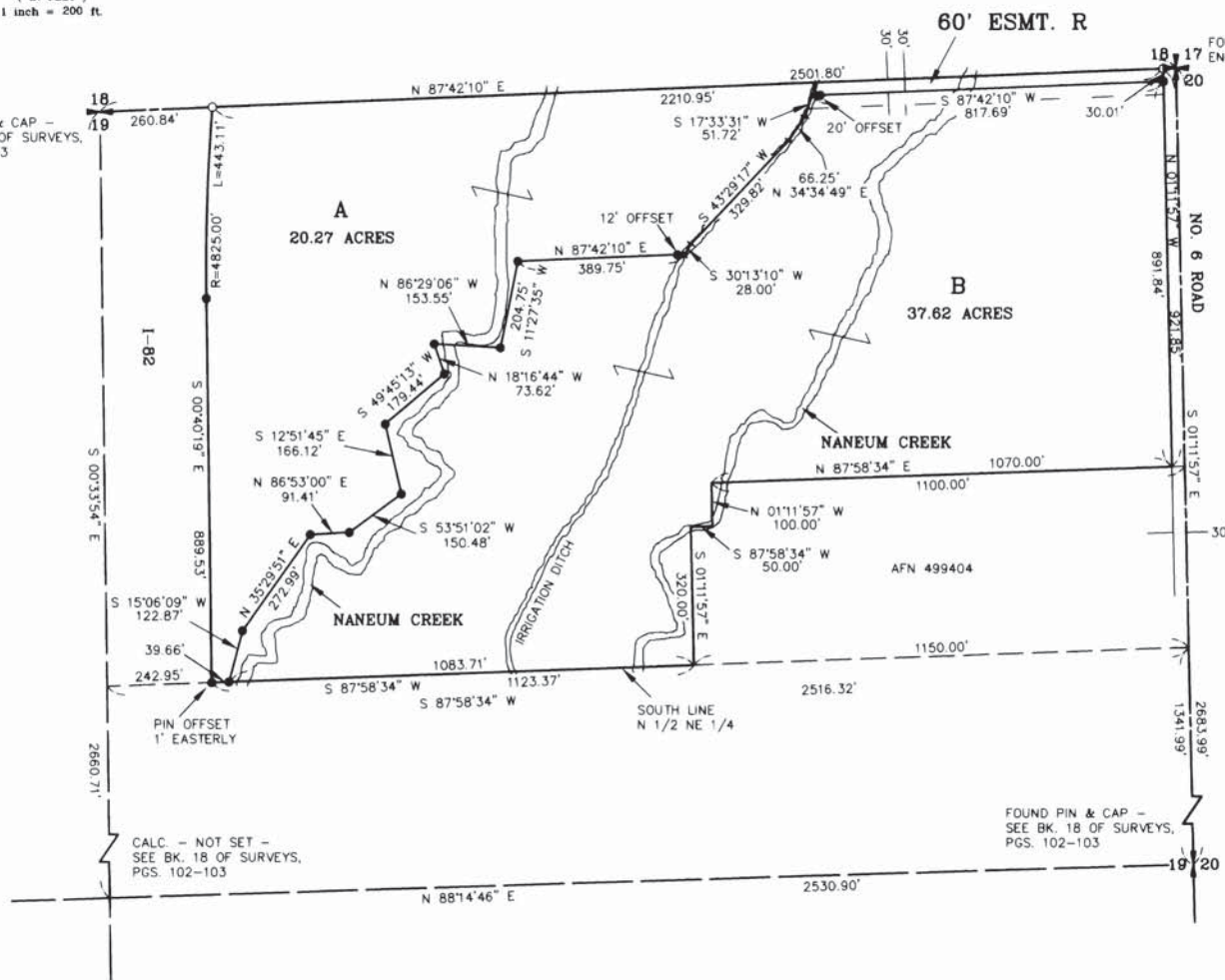
EXPIRE 7-20-94

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

**REDD PROPERTY**

	X	X

FOUND PIN & CAP -  
SEE BK. 18 OF SURVEYS,  
PGS. 102-103



CALC. - NOT SET -  
SEE BK. 18 OF SURVEYS,  
PGS. 102-103

FOUND PIN & CAP -  
SEE BK. 18 OF SURVEYS,  
PGS. 102-103

### LEGAL DESCRIPTIONS

ORIGINAL PARCEL - AFN 531628

### PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED APRIL 22, 1993 IN BOOK 19 OF SURVEYS AT PAGE(S) 73 UNDER AUDITOR'S FILE NO. 558819 RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

### PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED APRIL 22, 1993 IN BOOK 19 OF SURVEYS AT PAGE(S) 73 UNDER AUDITOR'S FILE NO. 558819 RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

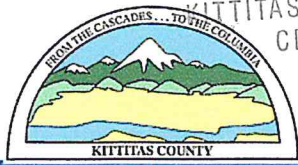
### EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY AS RECORDED APRIL 22, 1993 IN BOOK 19 OF SURVEYS AT PAGE(S) 73 UNDER AUDITOR'S FILE NO. 558819 RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING ACROSS A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.



RECEIVED

JAN 15 2014



KITTITAS COUNTY  
CD

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):

*[Handwritten Signature]*

DATE: 1/15/14

RECEIPT # 2013 2014

**PAID**

JAN 15 2014

KITTITAS CO

DATE STAMP IN BOX



**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: #6 LLC, VALLEY LAND  
Mailing Address: 4608 4th PARALLEL RD  
City/State/ZIP: ELLENSBURG, WA 98926  
Day Time Phone: 899-2840 (JEFF BRUNSON)  
Email Address: jbrunson@fairpoint.net
  
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: NO 6 ROAD  
City/State/ZIP: ELLENSBURG, WA 98926
  
5. **Legal description of property (attach additional sheets as necessary):**  
PTN SEY4 18-17-19 AND PTN NEY4 19-17-19
  
6. **Property size:** 71.82 AC (acres)
  
7. **Land Use Information:** Zoning: CA Comp Plan Land Use Designation: CA

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
17-19-19010-0001 20.27	_____
17-19-18040-0006 19.80	35.68
17-19-19050-0001 31.75	36.14
_____	_____
_____	_____

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. Crum (date) 1-15-14

X John T. Brown (date) 1-13-14

John T. Brown 1-15-14

**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: \_\_\_\_\_

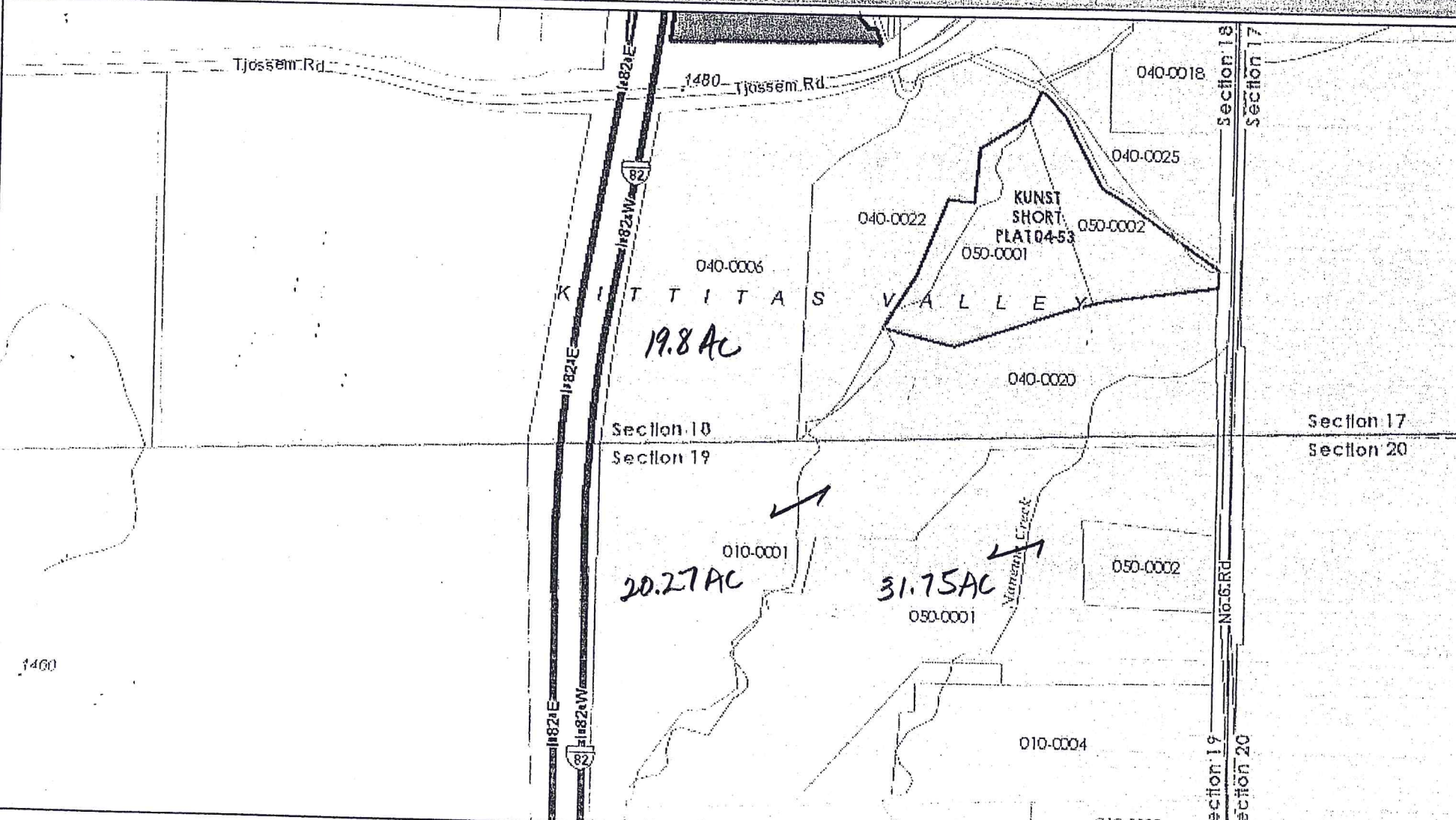
Preliminary Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

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



EXISTING

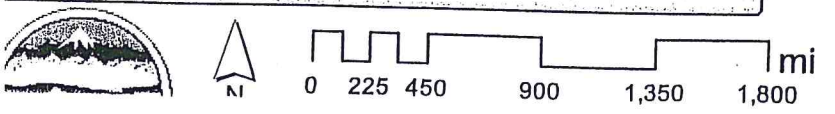
# Kittitas County COMPAS Map



1 inch = 752 feet  
 Relative Scale 1:9,028

Date: 1/10/2014

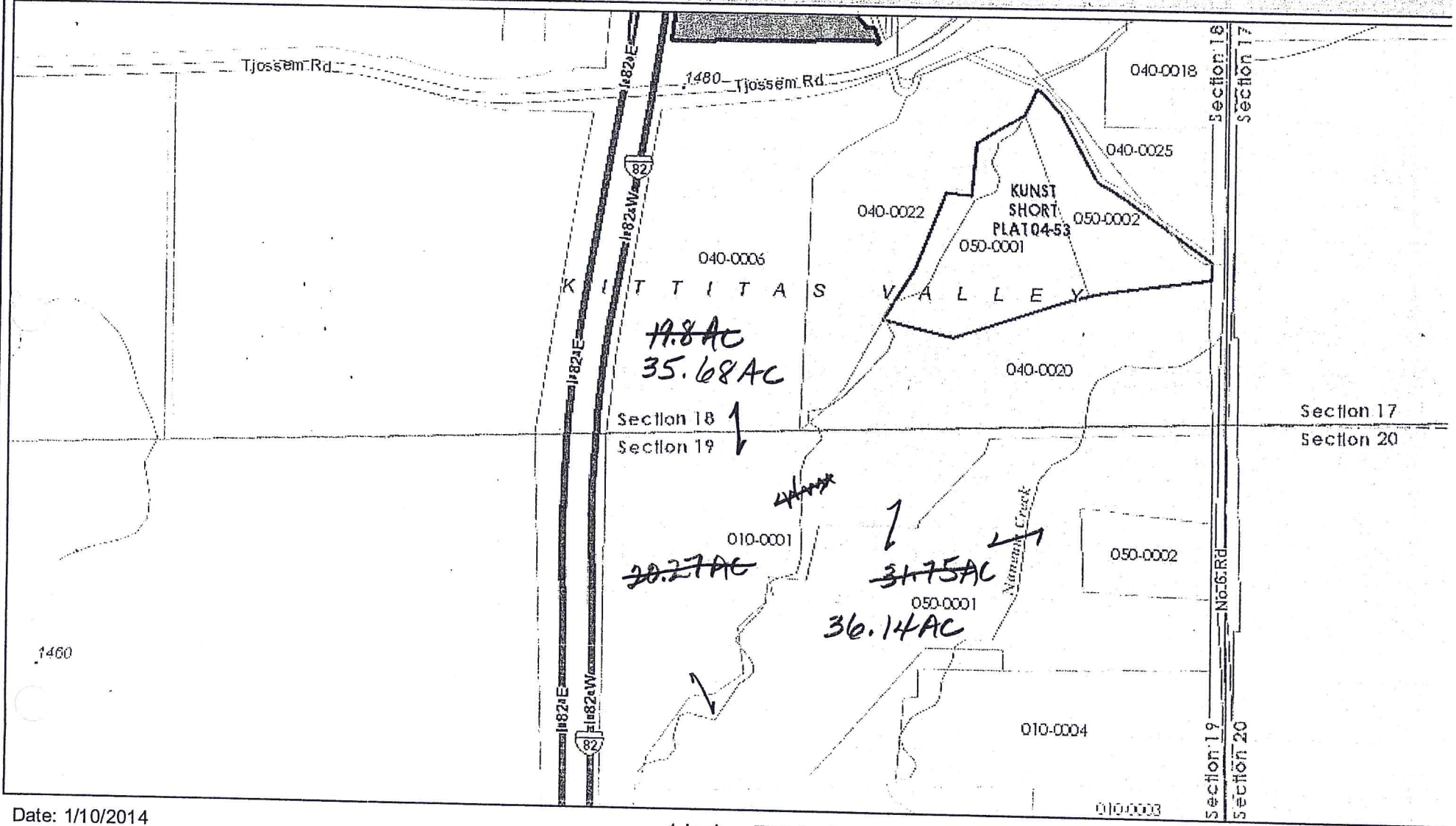
**Disclaimer:**  
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein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





# Kittitas County COMPAS Map

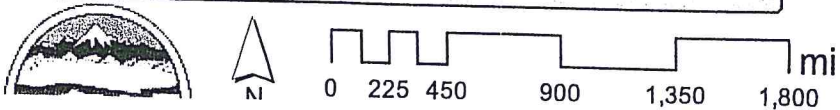
PROPOSED



Date: 1/10/2014

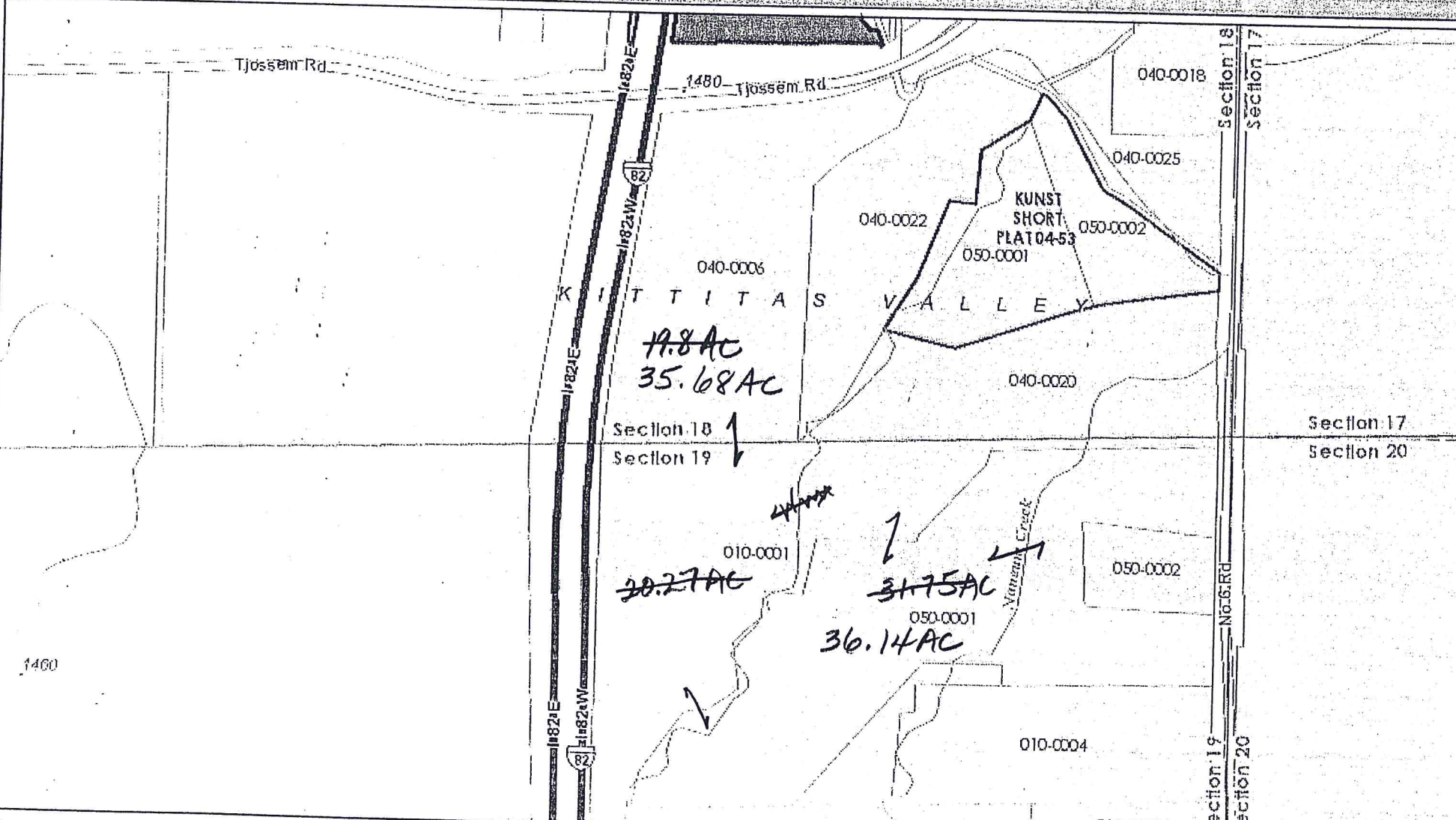
**Disclaimer:**  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein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

1 inch = 752 feet  
Relative Scale 1:9,028



# Kittitas County COMPAS Map

PROPOSED



Date: 1/10/2014

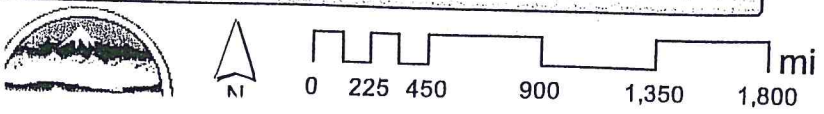
**Disclaimer:**  
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein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

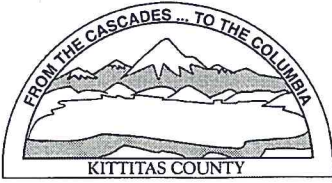
1 inch = 752 feet  
 Relative Scale 1:9,028

968-9601 Glennis

The application is ready for your signature.

Chuck





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

**RECEIPT NO.:** 00020113

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 027978

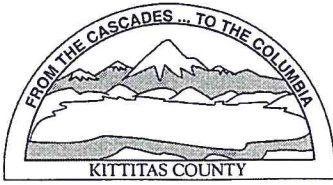
**Date:** 1/15/2014

**Applicant:** CARNEY, LLOYD ETUX

**Type:** check # 7352

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00003	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-14-00003	BLA MAJOR FM FEE	65.00
BL-14-00003	PUBLIC WORKS BLA	2.50
	Total:	292.50





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

**RECEIPT NO.:** 00020114

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 027978

**Date:** 1/15/2014

**Applicant:** CARNEY, LLOYD ETUX

**Type:** check # 1013

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00003	PUBLIC WORKS BLA	87.50
BL-14-00003	ENVIRONMENTAL HEALTH BLA	205.00
	Total:	292.50