

# Critical Areas Checklist

Tuesday, September 22, 2015

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

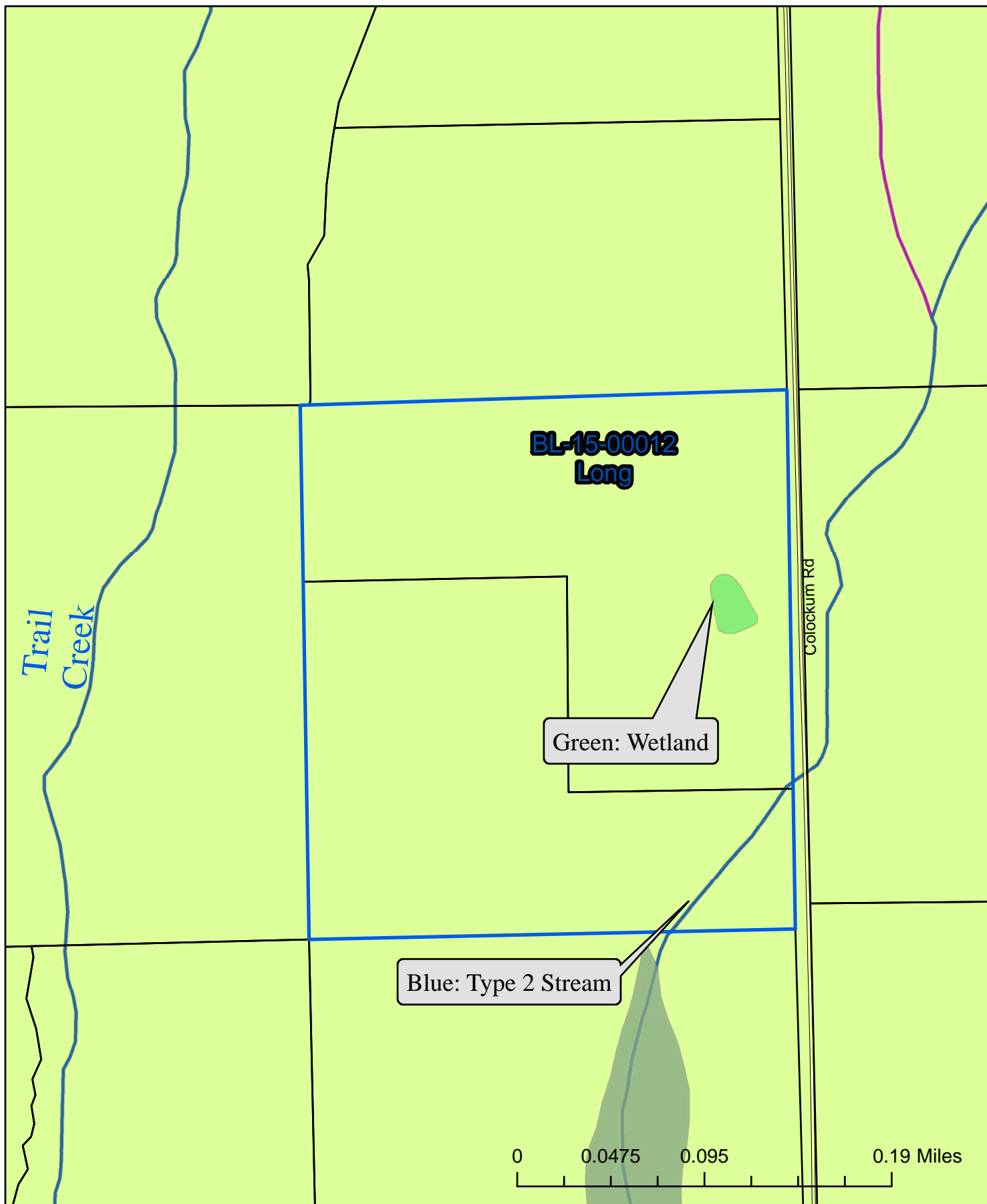
What is the Seismic Designation?

C

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?

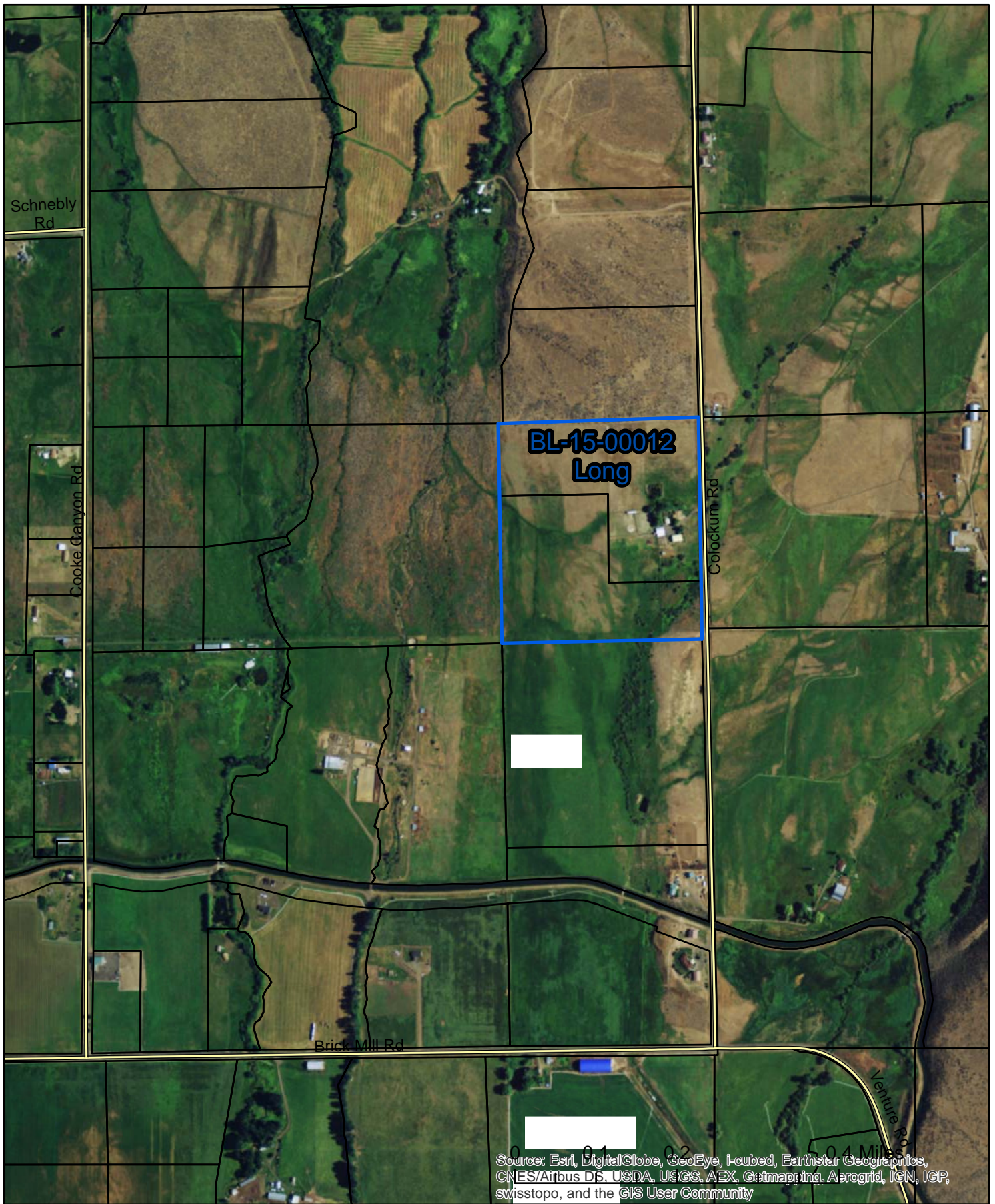


BL-15-00012  
Long

9/22/2015

Critical Areas  
Map

kaycee.hathaway

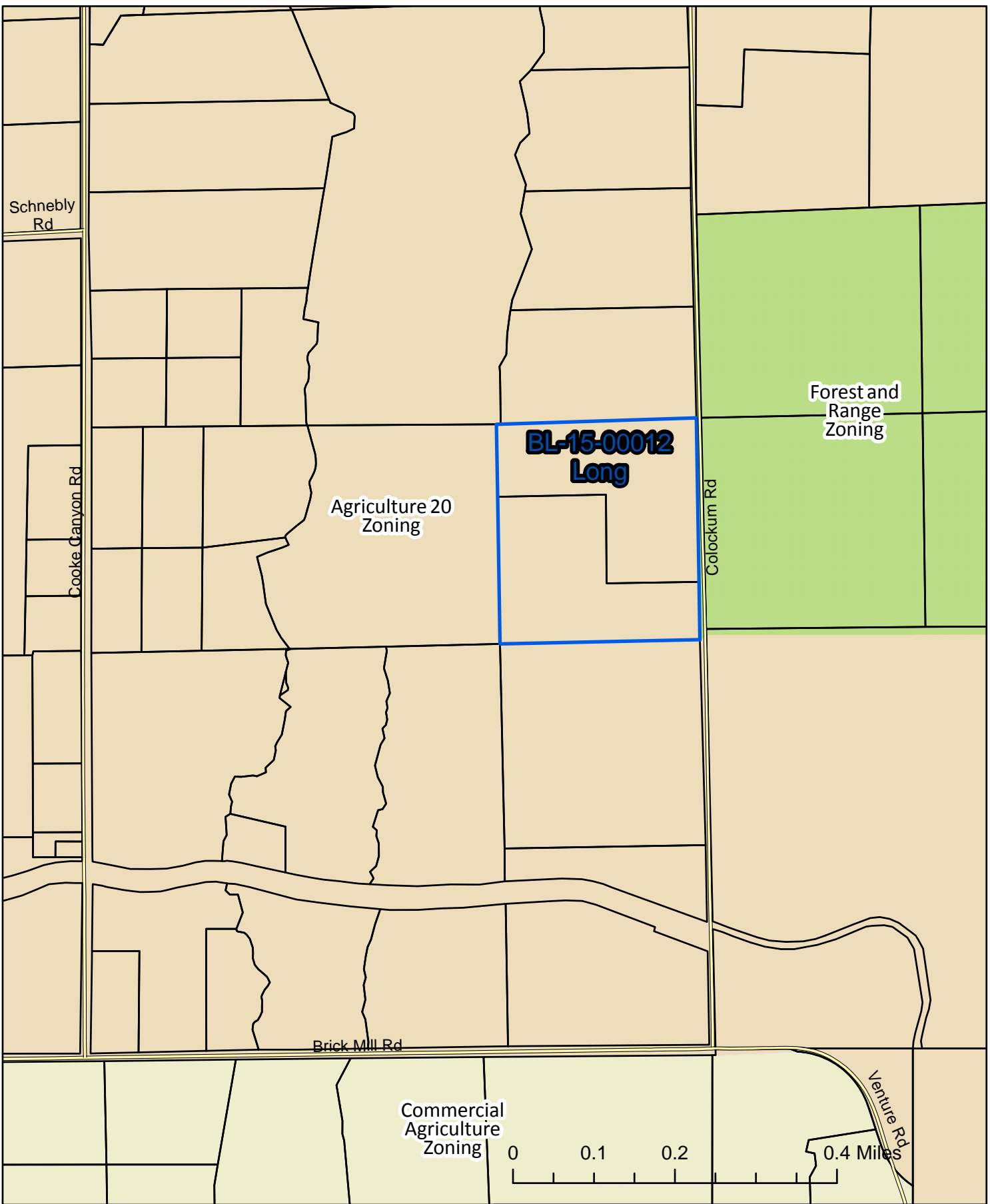


BL-15-00012  
Long

9/22/2015

Air  
Photo

kaycee.hathaway



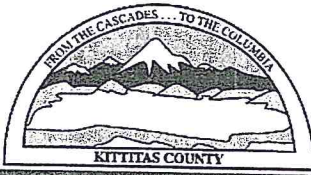
BL-15-00012  
Long

9/22/2015

Zoning  
Map

kaycee.hathaway

BL-15-00012



# 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 16.10.010)

**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: The following are required per KCC 16.10.020 Application Requirements. 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 to scale.
- 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.
- Provide existing and proposed legal descriptions of the affected lots. 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.
- A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- 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
\$215.00	Kittitas County Public Health Department Environmental Health
<b>\$595.00</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 8/28/15	RECEIPT # 26852	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="font-size: 1.2em; margin: 0;">RECEIVED</p> <p style="margin: 0;">AUG 28 2015</p> <p style="margin: 0;">KITTITAS COUNTY CDS</p> </div>
<div style="border: 1px solid black; width: 100%; height: 20px; margin-top: 5px;"></div>			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: CHRIS LONG  
Mailing Address: 1071 COLOCKUM RD.  
City/State/ZIP: ELLENSBURG, WA 98926  
Day Time Phone: 968-3935  
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: CHUCK CRUSE  
Mailing Address: 217 E. 4TH  
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: 1071 COLOCKUM RD.  
City/State/ZIP: ELLENSBURG, WA 98926

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

PARCELS A & B - BK 28 of SURVEYS, PG. 226 part of  
NE 1/4 18-18-20

6. **Property size:** 41.28 AC (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. \_\_\_\_\_)

18-21-18000-0023 20.64

20.64

18-20-18000-0004 20.64

20.64

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:** Kirtitas 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): TRUSTEE

*Sharon A. ...* (date) 8-26-15

*Sharon ... Trustee* (date) 8/26/15

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



CHRIS LONG BLA NARRATIVE:

Two existing 20.64 acre parcels fronting on Colockum Road will undergo equal acreage boundary line adjustments as shown on the attached map. Parcels will be served by private driveways, individual wells and septic tanks.

RECEIVED  
AUG 28 2015  
KITITAS COUNTY  
CDS

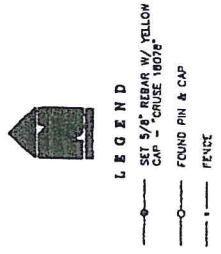
38-116

28/221

200304150019

200304150019

# PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.



**LEGAL DESCRIPTIONS**  
 ORIGINAL PARCEL - AFN 199810070031

**PARCEL A**  
 PARCEL A OF THAT CERTAIN SURVEY AS RECORDED APRIL 15, 2003 IN BOOK 28 OF SURVEYS AT PAGE 226 UNDER AUDITOR'S FILE NO. 20030415 28/221, BEING THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**PARCEL B**  
 PARCEL B OF THAT CERTAIN SURVEY AS RECORDED APRIL 15, 2003 IN BOOK 28 OF SURVEYS AT PAGE 226 UNDER AUDITOR'S FILE NO. 20030415 28/221, BEING THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

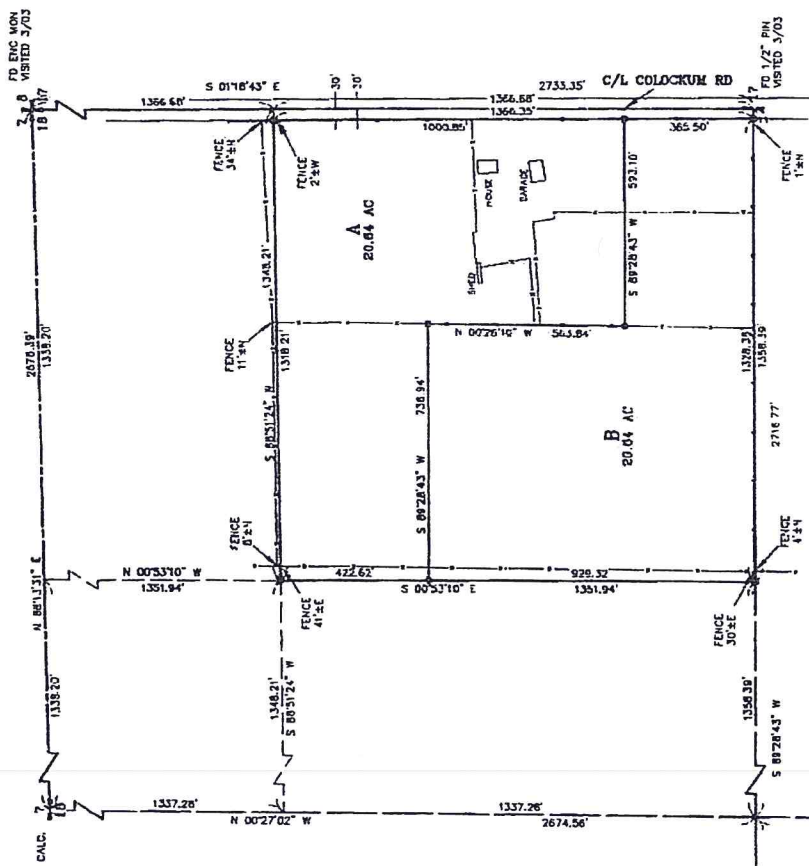
**AUDITOR'S CERTIFICATE**  
 Filed for record this 15th day of APRIL, 2003, at 12:36 P.M., in Book 28 of Surveys at page(s) 226 at the request of Cruse & Associates  
 DAVID B. BOWEN, Auditor  
 KITTITAS COUNTY, WASHINGTON

**SURVEYOR'S CERTIFICATE**  
 This was carefully reexamined a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act at the request of the SAAY COLLEGE  
 in \_\_\_\_\_ at \_\_\_\_\_ of 2001



*Charles A. Cruse, Jr.*  
 Registered Professional Surveyor  
 License No. 18078  
 State of Washington  
 APRIL 15, 2003  
 DATE

**CRUSE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street P.O. Box 859  
 Ellensburg, WA 98926 (509) 952-8242  
**GOLLADAY PROPERTY**



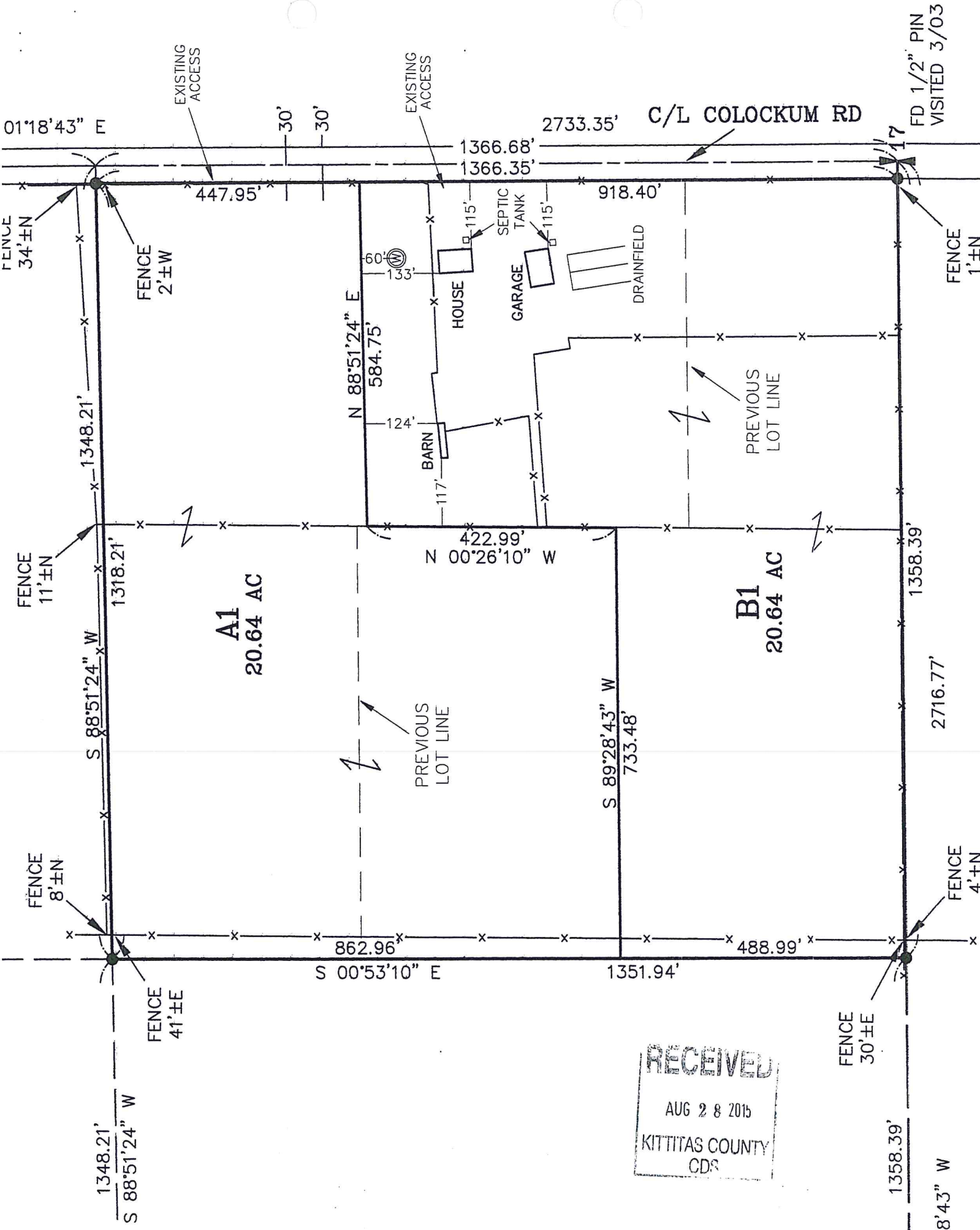
- NOTES:**
1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-821 TOTAL STATION THE CONTAINING QUANTITIES AND PROPERTY CORNERS SHOWN HEREON WERE OBTAINED BY MEASUREMENTS AND CALCULATIONS AFTER ADJUSTMENT OF 1:10,000 LINEAR CLOSURE AFTER ADJUSTMENT OF 1:10,000 PERTAIN TO THIS PROPERTY.
  2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
  3. FOR SECTION SUBDIVISION AND CORNER DESCRIPTIONS SEE BOOK 28 OF SURVEYS, PAGES 105-108 THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY
  4. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 18.04.020(1)



PIN & CAP  
 LS 18078  
 PEN BK 22  
 OF SURVEYS  
 PGS 105-108

PIN & CAP  
 LS 18078  
 PEN BK 22  
 OF SURVEYS  
 PGS 105-108

**RECEIVED**  
 AUG 28 2015  
 KITTITAS COUNTY  
 CDS



FD 1/2" PIN  
VISITED 3/03

RECEIVED  
AUG 28 2015  
KITITAS COUNTY  
CDS

18'43" W

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44948128

## GUARANTEE



CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: August 18, 2015

Issued by:

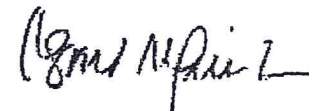
AmeriTitle, Inc.

101 W FifthEllensburg, WA 98926

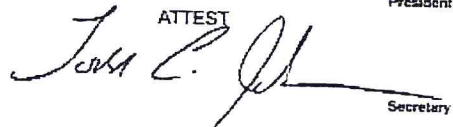
(509) 925-1477

  
Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By: 



ATTEST  
  
Secretary

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-44948128

# SUBDIVISION GUARANTEE

Order No.: 64533AM  
Guarantee No.: 72156-44948128  
Dated: August 18, 2015

Liability: \$1,000.00  
Fee: \$250.00  
Tax: \$20.00

Your Reference:

Assured: Cruse & Associates

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcels A and B of that certain survey as recorded April 15, 2003 in Book 28 of Surveys at page 226, under Auditor's File No. 200304150019, records of Kittitas County, Washington; being a portion of the Southeast Quarter of the Northeast Quarter of Section 18, Township 18 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Excluding: 2000, 27 X 56 Valley Quality Valley Mansion Mobil Home Serial No.: VMHI283YWO3443ABC

Title to said real property is vested in:

Chris S. Long and Sharon L. Long, Trustees of the Revocable Living Trust Agreement of Chris S. Long and Sharon L. Long U/T/I dated 2-8-12

END OF SCHEDULE A



(SCHEDULE B)

Order No: 64533AM  
Policy No: 72156-44948128

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: or call their office at (509) 962-7535.

Tax Year: 2015  
Tax Type: County  
Total Annual Tax: \$770.74  
Tax ID #: 18-20-18000-0023 (18297)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$385.37  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2015  
Second Installment: \$385.37  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2015



7. Tax Year: 2015  
Tax Type: County

Subdivision Guarantee Policy Number: 72156-44948128

Total Annual Tax: \$3,521.18  
Tax ID #: 18-20-18000-0004 (825034)  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$1,760.59  
First Installment Status: Paid  
First Installment Due/Paid Date: April 30, 2015  
Second Installment: \$1,760.59  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2015

8. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Kittitas County, State of Washington  
Purpose: A drainage ditch  
Recorded: April 7, 1969  
Instrument No.: 353303  
Affects: A strip of land adjacent to the said county road right of way not to exceed 8 feet in width beginning 300 feet North of the South line of the Southeast Quarter, of the Northeast Quarter, of Section 18, Township 18 North, Range 20 East, W.M., and running North along said right of way, a distance of 200 feet more or less.
9. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
10. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,  
Recorded: April 15, 2003  
Book: 28 Page: 226  
Instrument No.: 200304150019  
Matters shown:
  - a) Fence lines in relation to boundaries

END OF EXCEPTIONS



**Notes:**

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information  
Subdivision Guarantee Policy Number: 72156-44948128

purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 2: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Parcels A and B, Book 28 of Surveys at page 226, portion of SE Quarter of NE Quarter of Section 18, Township 18N, Range 20E, W.M.

Note No. 3: A mobile home is located on the real property that is the subject of this transaction. AmeriTitle, Inc. assumes no responsibility to obtain the Title Elimination Application nor to complete the same. The Title Elimination Application may or may not be necessary to this transaction.

By this note, AmeriTitle, Inc. is advising the parties to review with their attorneys the requirements of said Application as related to this transaction.

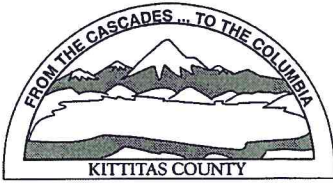
AmeriTitle, Inc. will give no advice nor assume any duties regarding said Application process.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

**END OF GUARANTEE**







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

**RECEIPT NO.: 00026852**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 006148

**Date:** 8/28/2015

**Applicant:** CHRIS LONG

**Type:** check # 10470

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-15-00012	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-15-00012	BLA MAJOR FM FEE	65.00
BL-15-00012	PUBLIC WORKS BLA	90.00
BL-15-00012	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00