

Critical Areas Checklist

Tuesday, February 09, 2016

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

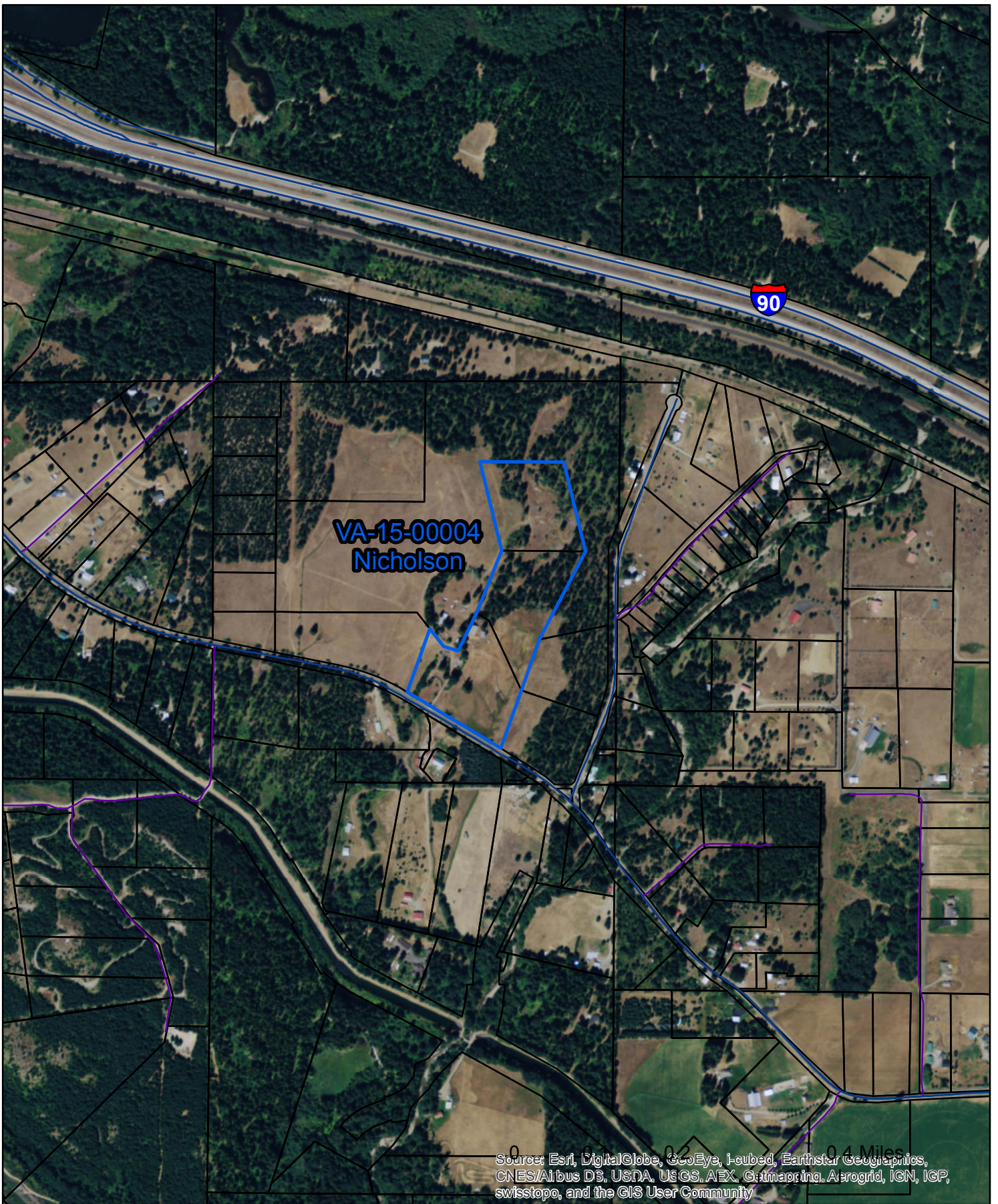
What is the Seismic Designation?

D1

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?

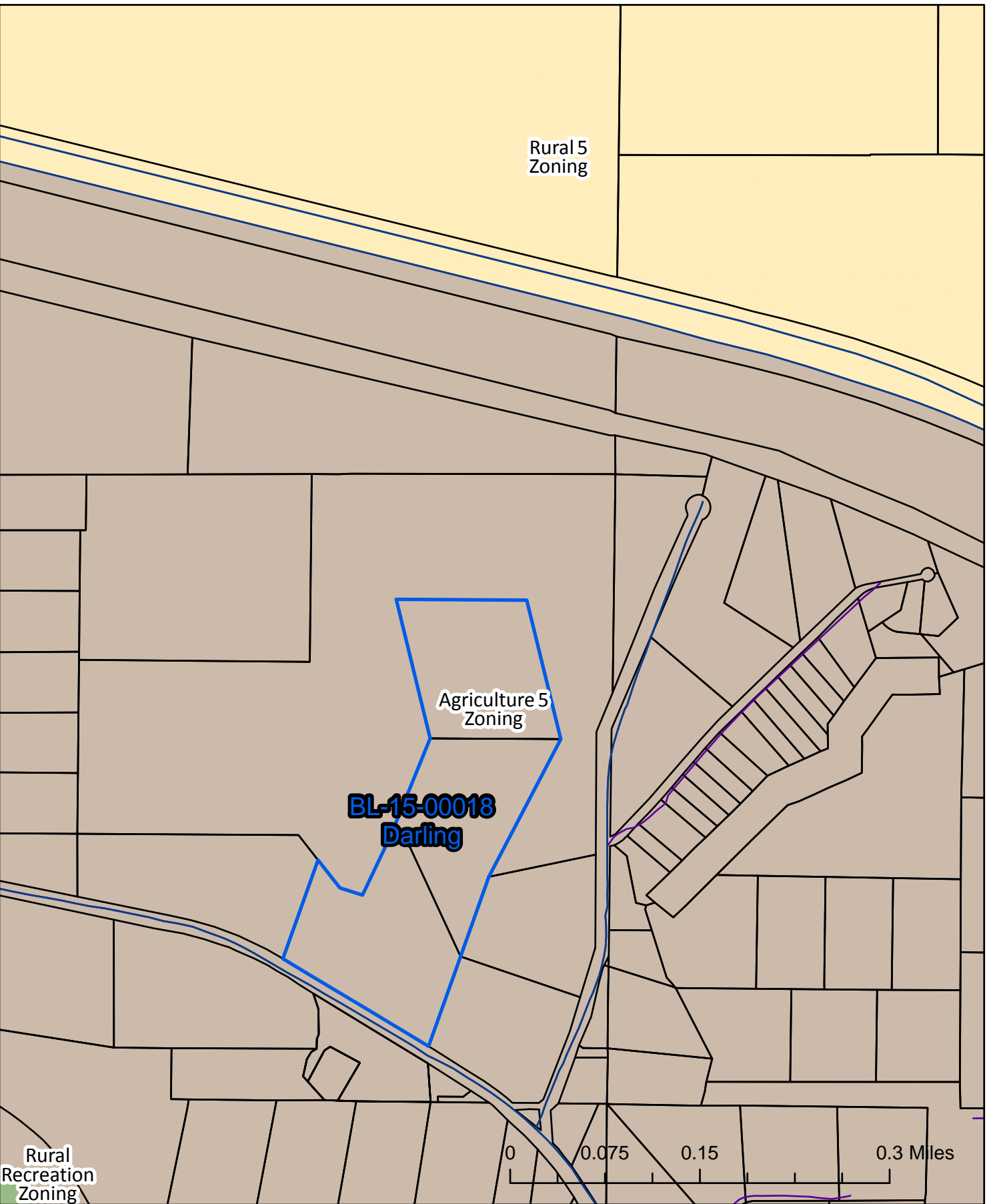


BL-15-00018
Darling

2/9/2016

Air
Photo

kaycee.hathaway

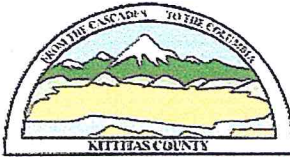


**BL-15-00018
Darling**

2/9/2016

**Zoning
Map**

kaycee.hathaway



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITITITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships - Building Communities"

BL-15-00018

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.

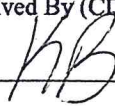
For final approval (not required for initial application submittal):

- 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
\$595.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):  <hr/>	DATE: 12-23-15	RECEIPT # 00028624	<div style="border: 2px solid blue; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="color: blue; font-weight: bold; font-size: 1.2em;">RECEIVED</p> <p style="color: red; font-weight: bold; font-size: 1.1em;">DEC 23 2015</p> <p style="color: blue; font-weight: bold; font-size: 1.1em;">KITITITAS COUNTY CDS</p> </div> <p style="font-size: 0.8em; margin-top: 5px;">DATE STAMP IN BOX</p>
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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: David (Joe) & Lona Darling
Mailing Address: 5142 W. Nelson Siding Rd.
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: _____
Email Address: joe.d.darling@gmail.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: PO 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: 5171 Nelson Siding Rd
City/State/ZIP: Cle Elum, WA 98922

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

Lots 11, 12, & 13 in Book 37 of Surveys at Pages 7-9, AFW 201004130016
- See title report for full description.

6. Property size: 22.87 (acres)

7. Land Use Information: Zoning: AG-S Comp Plan Land Use Designation: Rural-Res.

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg __)

957101 - Lot 11 - 7.23 AC

5.10 AC - Lot A 20-14-20040-0021

957102 - Lot 12 - 7.20 AC

10.20 AC - Lot B 20-14-20040-0022

957103 - Lot 13 - 8.44 AC

7.57 AC - Lot C 20-14-20040-0023

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 Chris Cruise (date) 12/14/2015

X Joe Danly (date) 12-17-2010

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: _____



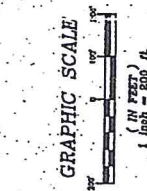
Existing Lots 11, 12, 13

RECEIVING No. 201004130016

501372610 02:08:29 PM V. 37 P. 7 201004130016
KITITAS COUNTY
RECORDS

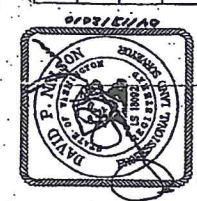
RECORD OF SURVEY

A PORTION OF THE SOUTH 1/2 OF SECTION 2
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITITAS COUNTY, WASHINGTON



LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- CENTER OF SECTION, AS NOTED
- SET 60° IRON ROD & CAP, IS 18092
- FOUND IRON ROD & CAP, IS 18894
- FOUND IRON ROD
- UTILITY POLE
- RECORD INFORMATION
- FENCE LINE
- BURIED TELE. LINE



INDEX LOCATION:
SEC. 20, T. 20N., R. 14E

DATE	4/2010	JOB NO.	07211
BY	D. PIERCE	SHEET	1 OF 3
CRKD BY	D. NELSON	SCALE	1"=200'

Encompass
ENGINEERING & SURVEYING

Western Washington Division
103 NE Hughes Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-2010 • Fax: (425) 391-1035
Eastern Washington Division
108 East 2nd Street • Co. Blum, WA 99222 • Phone: (509) 674-7413 • Fax: (509) 674-7419

SURVEYOR'S CERTIFICATE

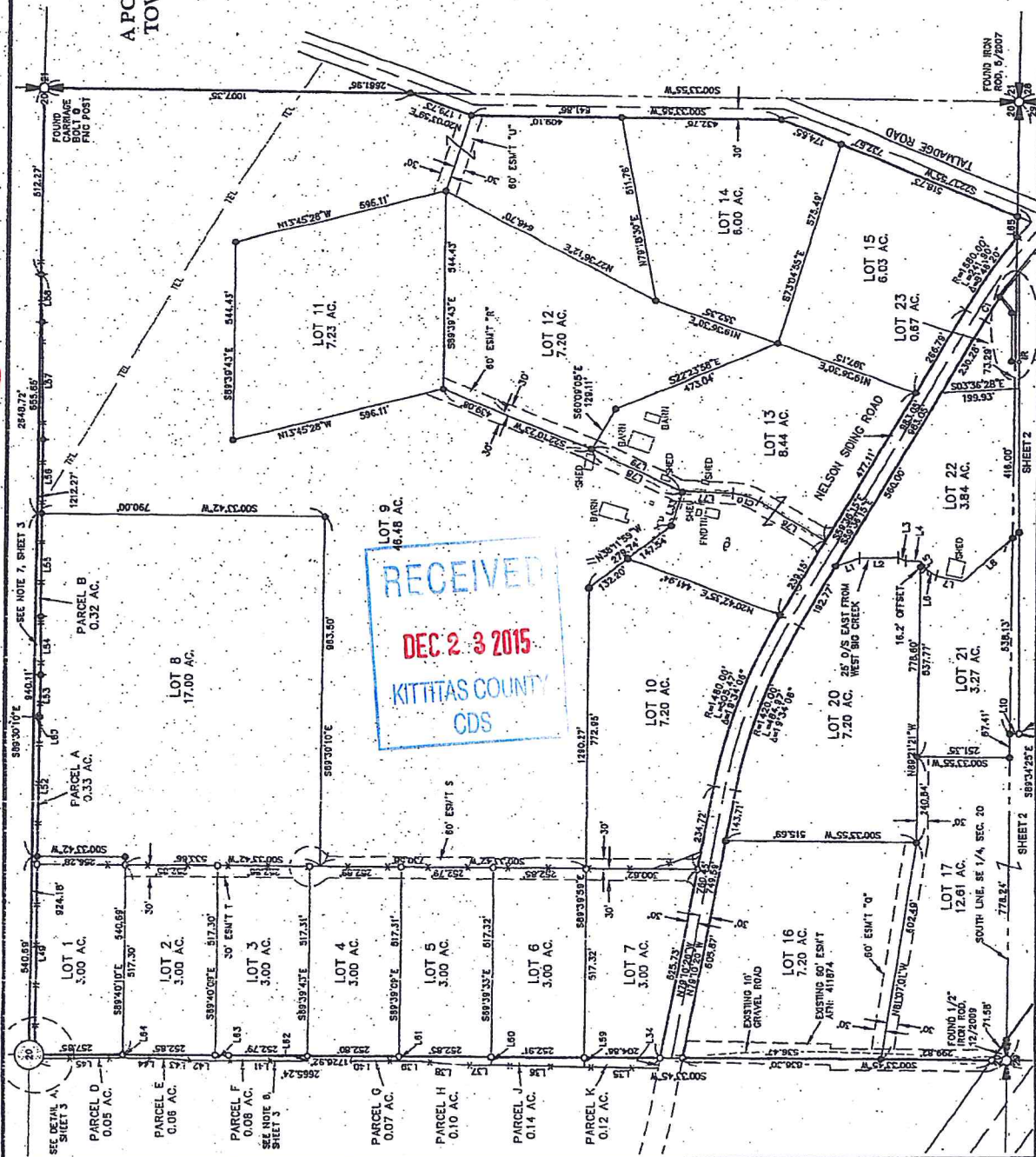
This map correctly represents a survey made by me or under my direct supervision in accordance with the requirements of the Survey Recording Act of the State of Washington, Chapter 65A RCW, effective April 1, 2010.

DAVID P. NELSON
DATE: 4/13/2010
Certificate No. 18888

RECORDER'S CERTIFICATE

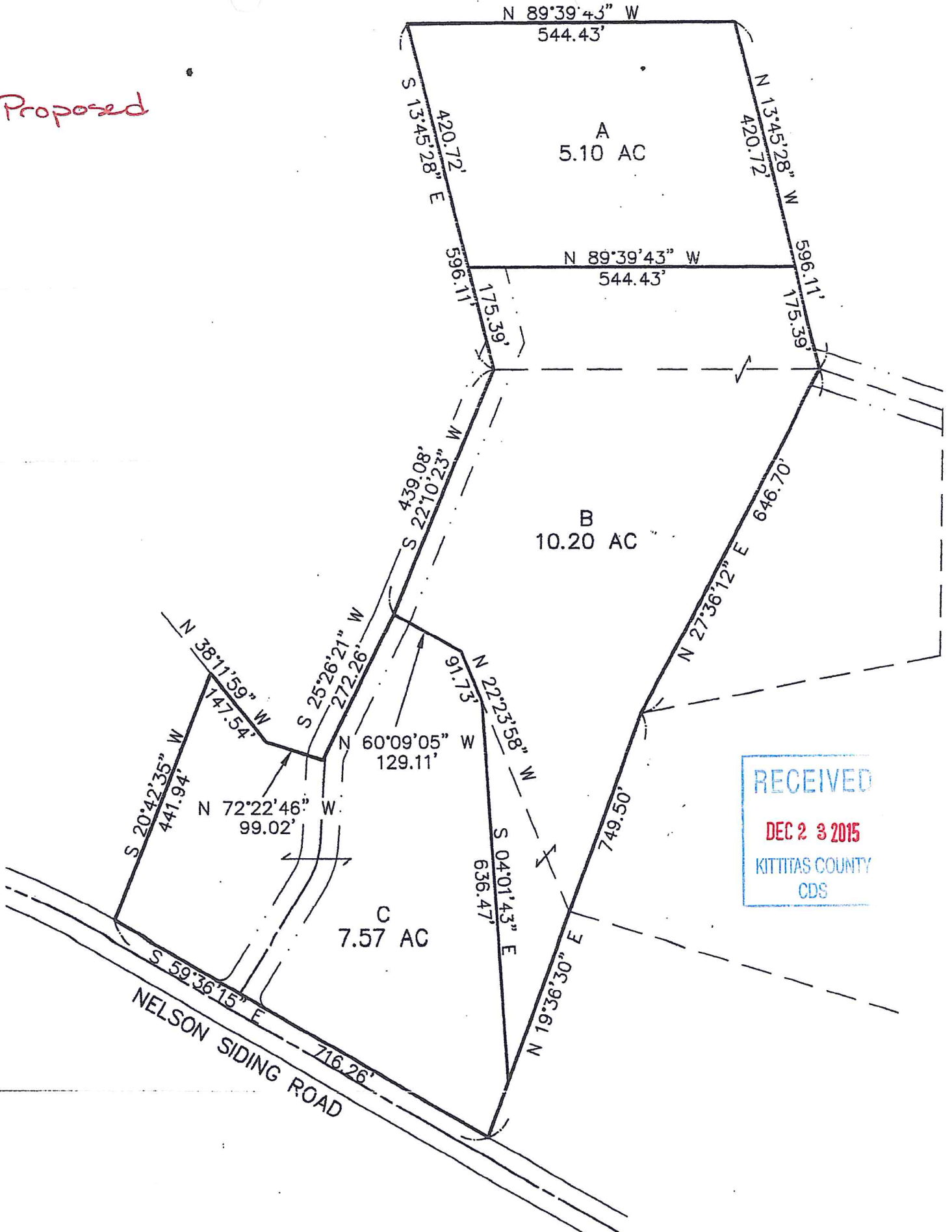
Filed for record this 13 day of April, 2010 at 10:00 AM in book 97 of Survey and Plat program at the request of DAVID P. NELSON, Surveyor's Name.

FRANK V. BETTI
County Auditor
Deputy County Auditor

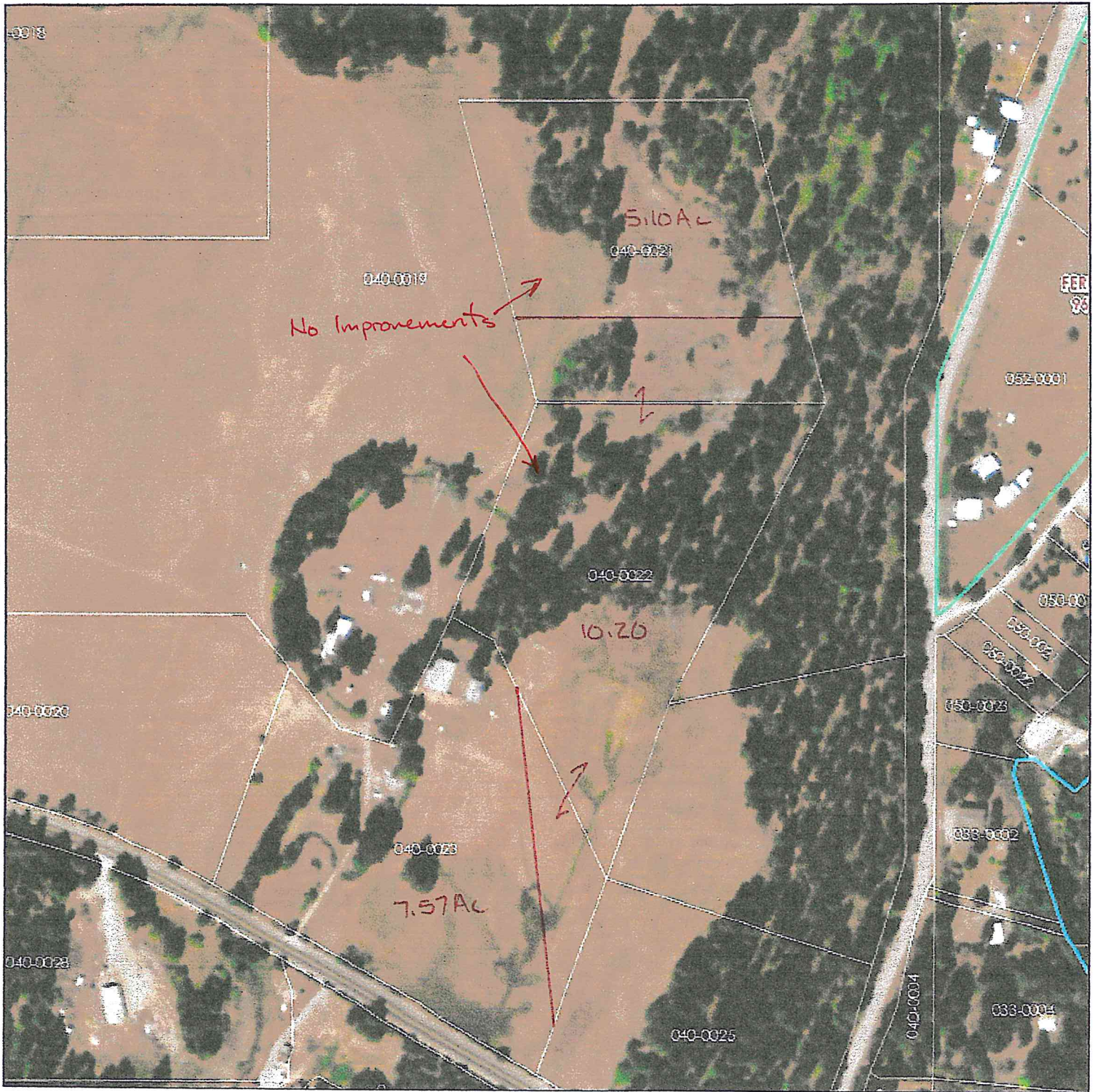


RECEIVED
DEC 2 - 3 2015
KITITAS COUNTY
CDS

Proposed



Kittitas County COMPAS Map

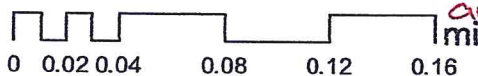
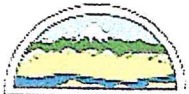


Date: 12/14/2015

1 inch = 376 feet
Relative Scale 1:4,514

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.

Narrative - Adjust parcels as shown. Proposed boundaries will meet all setbacks required by county code. New descriptions will be on record of survey that will be completed and submitted for final review.



957103



Date: 12/23/2015

1 inch = 188 feet

Relative Scale 1:2,257

PL 957103 - House & Drainfield Permitted &
 Constructed in 2015.
 PLS 957101 and 957102 - No Improvements

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CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-44948190



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: December 16, 2015

Issued by:

AmeriTitle, Inc.

101 W Fifth Ellensburg, WA 98926

(509)925-1477

Authorized Signer



CHICAGO TITLE INSURANCE COMPANY

By:

President

ATTEST

Secretary

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

Subdivision Guarantee Policy Number: 72156-44948190

SUBDIVISION GUARANTEE

Order No.: 81502AM
Guarantee No.: 72156-44948190
Dated: December 16, 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:

Lots 11, 12 and 13, of that certain survey recorded April 13, 2010 under Kittitas County Auditor's File No. 201004130016, Book 37 of Surveys, pages 7 through 9, records of Kittitas County, Washington; being a portion of the Southeast Quarter of Section 20, Township 20 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

David Joseph Darling, a married man as his separate estate as to Lots 11 and 13; Lona Jeannine Darling, as her separate estate as to Lot 12

END OF SCHEDULE A

(SCHEDULE B)

Order No: 81502AM
Policy No: 72156-44948190

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. This property is currently classified under the Open Space Taxation Statute R.C.W. 84.34. Sale of this property without notice of compliance to the county Assessor will cause a supplemental assessment, interest, and penalty to be assessed against the seller/transferor.

Note: If it is the intent of the buyer/transferee in this transaction to request a continuance of this classification, please contact the Kittitas County Assessor's Office at (509) 962-7501 for their requirements.

7. An easement for irrigation ditch as appropriated by Notice of Water Right made by Francis Morse dated March 16, 1888 and recorded March 17, 1888 in Book "A" of Water Rights, Page 161, which "heads in Big Creek" in said Section 29 and runs North into the Southeast Quarter of said Section 20.
8. An easement for irrigation ditch as appropriated by Notice of Water Right made by John Z. Benton, dated September 4, 1888 and recorded September 4, 1888 in Book "A" of Water Rights, Page 175, which "heads in Big Creek" in said Section 29 and runs North into the Southeast Quarter of said Section 20.
9. An easement granted by C. F. Diener and Louisa Diener, husband and wife, to Postal Telegraph-Cable Co, its successors and assigns, for the right to construct and maintain its lines of telegraph, including the necessary poles and fixtures over any property owned by Dieners in said Section 20, as contained in instrument recorded January 23, 1911 in Book 22, Page 350, under Auditor's File No. 28858

10. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Mrs. Cecile Estrom, a widow
Purpose: Irrigation ditch
Recorded: August 9, 1925
Instrument No.: 70735
Book 41, Page 96
Affects: The Southwest Quarter of the Southeast Quarter of said Section 20 and other land
11. Agreement and the terms and conditions contained therein
Between: Jacob Korfus and Mildred Korfus, his wife
And: Maude N. Darling Smith, their heirs, successors and assigns
Purpose: Boundary line dispute
Recorded: June 17, 1963
Instrument No.: 305213
12. Agreement for Irrigation Improvements and the terms and conditions contained therein
Between: Lee L. Lund and Jane E. Lund, his wife; Maude N. Darling Smith, Robley D. Carr and Dorothy H. Carr, his wife, and C. Frederick Darling
Recorded: October 27, 1972
Instrument No.: 378789
13. 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.
14. Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed or former bed of the Big Creek, if it is navigable.
15. Any question of location, boundary or area related to the Big Creek, including, but not limited to, any past or future changes in it.
16. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.
17. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,
Recorded: April 13, 2010
Book: 37 of Surveys Pages: 7 through 9
Instrument No.: 201004130016
Matters shown:
a) 60' Easement "R"
b) Notes thereon
18. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Subdivision Guarantee Policy Number: 72156-44948190

Purpose: Ingress, egress and installation of underground utilities
Recorded: November 5, 2010
Instrument No.: 201011050044
Affects: Easement "R" benefitting Lot 11

19. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:

Purpose: Ingress, egress and utilities
Recorded: November 5, 2010
Instrument No.: 201011050057 and 201011050058
Affects: Easement R benefitting Lots 11 and 12

20. Covenants, conditions and restrictions contained in instrument:

Executed By: The Estate of Christopher F. Darling
Recorded: November 5, 2010
Auditor's File Nos.: 201011050044, 201011050057 and 201011050058, which are as follows:

"SUBJECT TO the following provision contained in the Last Will and Testament of Christopher F. Darling admitted Probate in Kittitas County Clause No. 09-4-00050-6 as said provisions are contained in paragraph 7 (b-f) as follows:

1. At such time as there is a sale, transfer or conveyance of the property to any third party for future development and use of said property it is specifically my direction that for each 20 acres of property so sold and distributed there shall be set aside and reserved a minimum 1 acre "greenbelt" area which shall accrue to the benefit of each 20 acre parcel of real property which may be divided and utilized for such purposes as may be allowed under the laws of the State of Washington. The purpose of the greenbelt area is to, in part, preserve integrity, serenity and rural enjoyment which I have experienced during my entire natural life pertaining to the property involved.

2. In the event there is any portion of the real property distributed to the heirs/beneficiaries and/or there is a transfer, sale or conveyance of the property of the portion of the real property to any third party for future development, which because of configuration and location encompasses less than 20 acres it is then my specific direction that the set-a-side for the 1-acre greenbelt be on a pro-rate compared to the total acreage of the area involved but under no set of circumstances shall it be less than one-half (1/2) acre. By way of example, if there is such a parcel of less than 10 acres there shall be greenbelt area of 0.5 (1/2) acre. It is specifically my request but not direction that there not be any transfer of any interest in property prior to any authorized subdivision of less than 9 acres.

3. It is specifically my direction that the heirs/beneficiaries of the property being received shall have the right to subdivide that property upon compliance with the terms and conditions of my Last Will and Testament. To the extent there is any such subdivision by the heirs/beneficiaries or sale of the property to a third party who thereafter lawfully is authorized to subdivide the property it is specifically my intent that the concept of the greenbelt area is attributable to the parcels of property of the acreage as outlined and that upon the subdivision of the property into smaller lots then all lots within the specific acreage utilized shall be beneficiaries of the "greenbelt" area.

(Continued on next page)

4. Ownership of the set-a-side property described hereinabove shall be appurtenant to the various parcels of real property encompassing that 20 acre parcel (or such lessor parcel as designated

hereinabove) and shall be deemed as "running with the real property" for which it is intended to be a benefit as to the set-a-side greenbelt area.

5. The set-a-side or greenbelt area shall comply with all rules and regulations then in effect pertaining to applicable government authority of the County of Kittitas, State of Washington, any municipal corporation as may be applicable, federal rules and regulations and specifically rules and regulations of the Department of Ecology."

21. The affect, if any, of Survey filed August 5, 2014 in Book 39 of Surveys, page 66, under Auditor's File No. 201408050022, and the matters shown thereon.

END OF EXCEPTIONS

Notes:

Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information 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: Lots 11, 12 and 13, Book 37 of Surveys, pages 7 through 9, ptn of SE Quarter of Section 20, Township 20N, Range 14E, W.M.

Note No. 3: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$68.45

Year: 2015

Parcel No.: 20-14-20040-0021 (957101)

Affects: Lot 11

Note No. 4: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$63.16

Year: 2015

Parcel No.: 20-14-20040-0022 (957102)

Affects: Lot 12

Note No. 5: Taxes, including any assessments collected therewith, for the year shown below are paid:

Amount: \$282.96

Year: 2015

Parcel No.: 20-14-20040-0023 (957103)

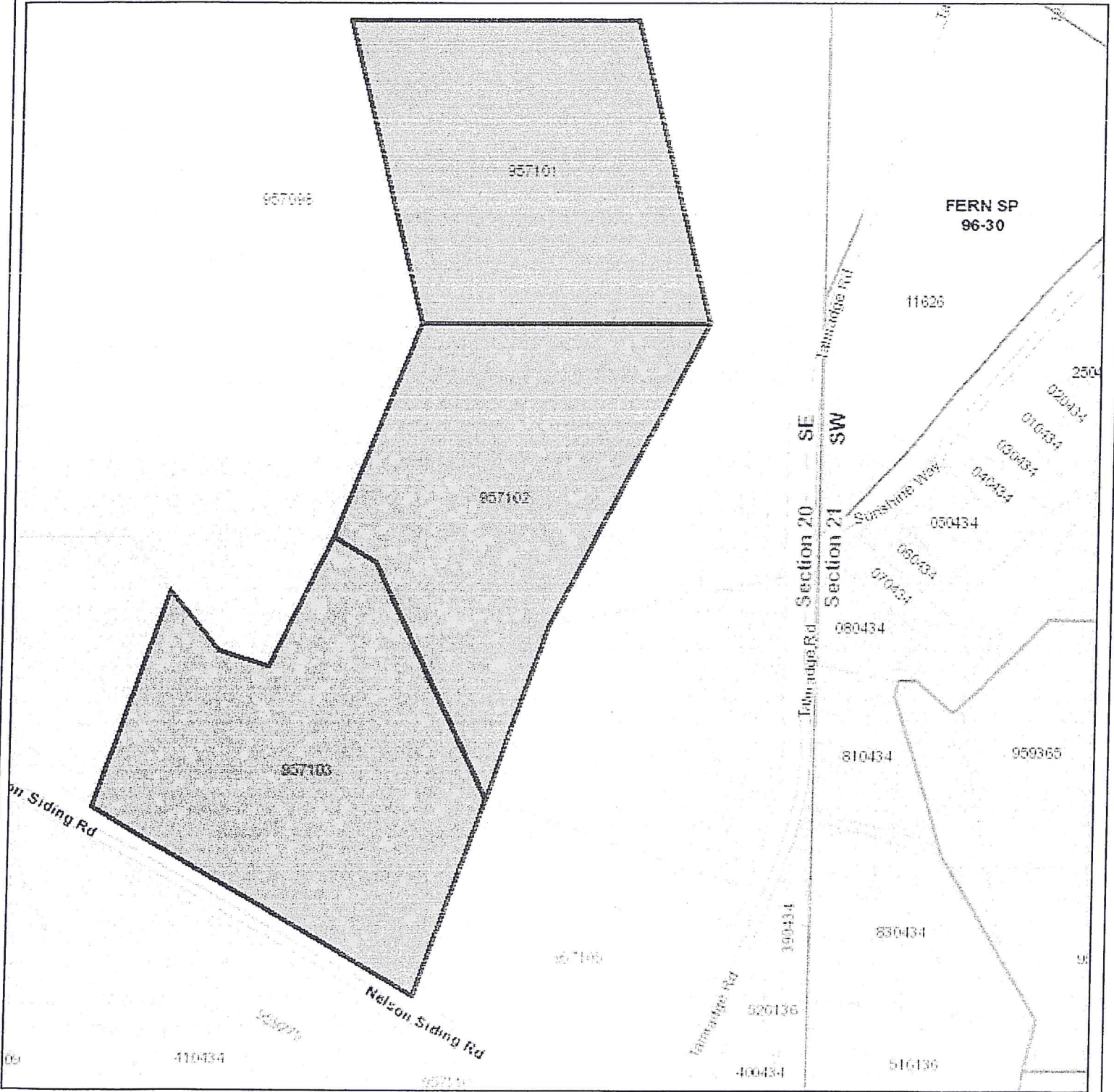
Affects: Lot 13

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 Subdivision Guarantee Policy Number: 72156-44948190

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

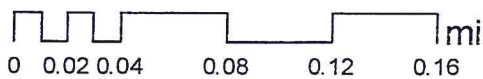
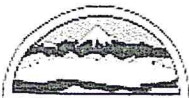
Nelson Siding Rd

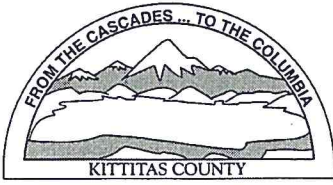


Date: 12/21/2015

1 inch = 376 feet
Relative Scale 1:4,514

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

RECEIPT NO.: 00028624

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 007294

Date: 12/23/2015

Applicant: DAVE DARLING

Type: check # 2073

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-15-00018	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-15-00018	BLA MAJOR FM FEE	65.00
BL-15-00018	PUBLIC WORKS BLA	90.00
BL-15-00018	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00