



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.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.
- Draft Final Survey meeting all conditions of Conditional Preliminary Approval.

APPLICATION FEES:

\$730.00	Kittitas County Community Development Services (KCCDS)
\$275.00	Kittitas County Department of Public Works
\$145.00	Kittitas County Fire Marshal
\$415.00	Kittitas County Public Health Department Environmental Health
<b>\$1,565.00</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:

RECEIPT #

**RECEIVED**  
JUN 10 2019

Kittitas County CDS

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: Three Bar G Ranch Inc.  
Mailing Address: 4491 S. Thorp Hwy  
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: 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: NKA Thorp Prairie Rd ~~4510 S. Thorp Hwy~~  
City/State/ZIP: Ellensburg WA 98926

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

Portion of Section 30, T14N, R17E, WM - See title report for  
Portion of Section 30, T18N, R18E, WM full descriptions

**6. Property size:** ~~482.96~~ Assessed 246.83 (acres)

**7. Land Use Information:** Zoning: \_\_\_\_\_ Comp Plan Land Use Designation: ~~Com-Ag~~

F/R, Com Ag, ~~AG-5~~

~~Rur Res~~  
Rur Working

8. Existing and Proposed Lot Information

	Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)	
See Exhibit A	607834	144.15Ac	68.67 Ac Surveyed Areas
	927834	28.5Ac	63.60.41 Ac
	117834	74.18Ac	114.33 Ac
<del>See Exhibit B</del>	<del>722633</del>	<del>0.33Ac</del>	<del>55.17 Ac</del> Removed
	<del>732633</del>	<del>235.8Ac</del>	<del>182.74 Ac</del>

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 Case (date) 6/6/2019 X \_\_\_\_\_ (date) \_\_\_\_\_

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

**8. Existing and Proposed Lot Information**

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

New Acreage  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

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		927834	28.5Ac	<del>63</del> .60.41 Ac	
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Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X Chris Cure (date) 5/15/2019 X Robert Howell (date) 4/15/19

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

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

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

**Cruse & Associates**

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**From:** "Cruse & Associates" <cruseandassoc@kvalley.com>  
**Date:** Wednesday, February 20, 2019 11:21 AM  
**To:** "FILE"  
**Subject:** Three Bar G Boundary Line Adjustment - TPNs 607834, 927834, and 117834

Narrative – 3 lot boundary line adjustment of tax parcel numbers 607834, 927834 and 117834 that adjusts the existing boundary to eliminate the intervening ownership. All parcels are existing range lands that are undeveloped with an existing cell tower on TPN 117834. The proposed boundaries will meet all requirements under current zoning code. See application maps for full details.

**Existing Descriptions:**

A portion of Section 30, T 19 N, R 17 E, WM. See title report for full description.

**Proposed Descriptions:**

Lot 1, 2, and 3 of the survey to be recorded after initial BLA application review and authorization to record has been granted by the planner.

Thanks,  
Chris Cruse P.L.S.  
Cruse and Associates  
217 East 4th Ave.  
P.O. Box 959  
Ellensburg, WA 98926  
(509) 962-8242 Office  
(509) 962-8238 Fax  
cruseandassoc@kvalley.com

Kittitas County COMPAS Map

Existing



Date: 2/20/2019

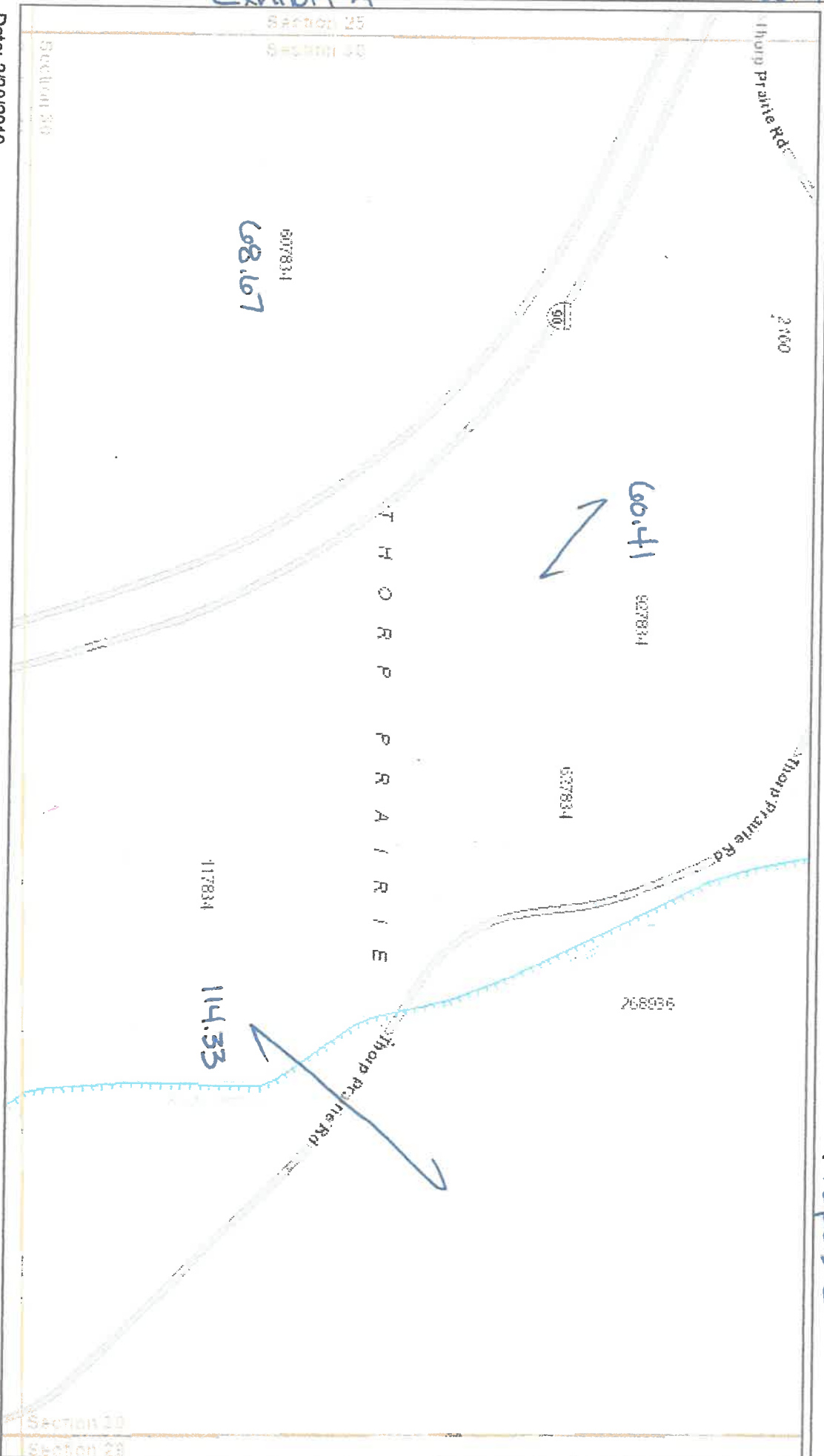
1 inch = 752 feet  
Relative Scale 1:9,028

**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



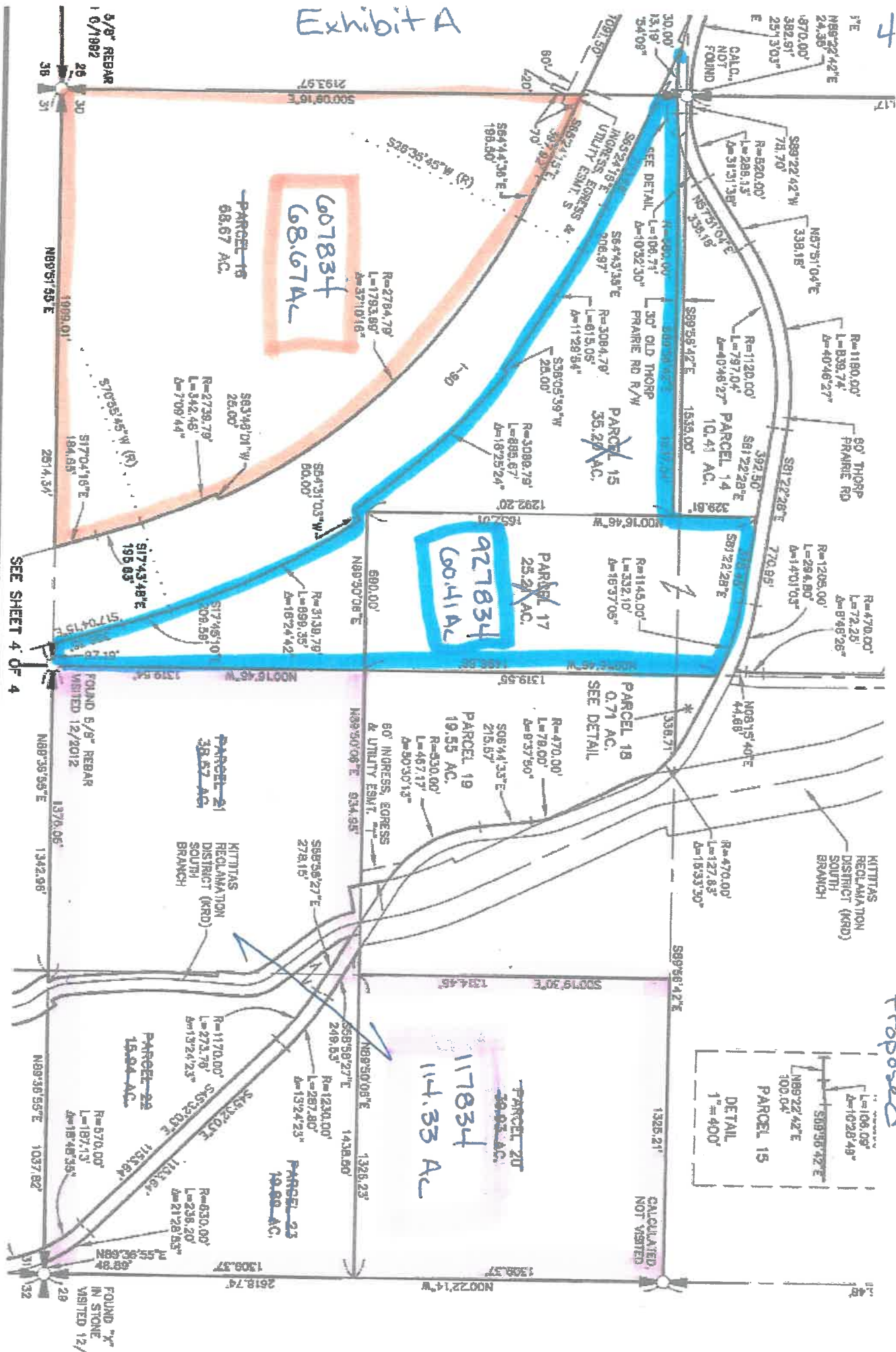
Date: 2/20/2019

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Exhibit A



SEE SHEET 4 OF 4

FOUND 6/8" REBAR VISITED 12/2012

FOUND "X" IN STONE VISITED 12/

607834  
68.67 AC

927834  
60.41 AC

117834  
114.33 AC

Proposed  
Parcel 15  
DETAIL  
1" = 400'