

Letter of Transmittal



Western Washington Division
 165 NE Juniper St., Suite 201, Issaquah, WA 98027
 Tel (425) 392-0250 Fax (425) 391-3055

Eastern Washington Division
 407 Swiftwater Blvd., Cle Elum, WA 98922
 Tel (509) 674-7433 Fax (509) 674-7419

To: KITTITAS COUNTY CDS **Date: 7-10-2015** **Job No. 07208-1**
ELLENSBURG WA 98926 **Attn: JEFF WATSON**
ATTN: JEFF WATSON **Re: MONJAZEB-BLA AND SHORT PLAT (PRELIMINARY)**

WE ARE SENDING YOU Attached Under separate cover via overnight mail/regular mail the following items:

PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
5		1	COPY OF PRELIMINARY BOUNDARY LINE ADJUSTMENT SURVEY
5		3	COPY OF PRELIMINARY SHORT PLAT WITH CONTOURS & WITHOUT CONTOURS
1			APPLICATION FOR BLA AND SHORT PLAT & COUNTY SUBMITTAL FEE
4			OVERVIEW LETTER FOR BOTH BLA AND SHORT PLAT
1			TRANS. CONCURRENCY MANAGEMENT APPLICATION FOR SHORT PLAT
1			SUBDIVISION GUARANTEE FOR BOUNDARY LINE ADJUSTMENT

WELL LOG/ASSESSOR'S PARCEL INFO./EXISTING SURVEY FOR PARCELS BEING BOUNDARY LINE ADJUSTED (FOR BLA) & 8-1/2X11 COPIES OF BOTH

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval For signature
- For your use Approved as noted Submit ____ copies for distribution
- As requested Returned for corrections Return ____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

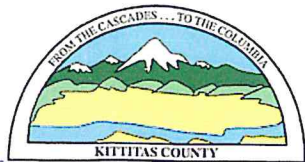
REMARKS:

ALSO INCLUDED WITH THIS PACKAGE IS A GROUNDWATER MITIGATION AGREEMENT AS WELL AS AN ARCHAEOLOGICAL STUDY FOR REFERENCE.

Signature: _____ Title: CAD TECHNICIAN

Copy to: File

BL-15-00010



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"

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): 	DATE: <u>7/14/15</u>	RECEIPT # <u>20211</u>	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="font-size: 1.2em; margin: 0;">RECEIVED</p> <p style="margin: 0;">JUL 14 2015</p> <p style="margin: 0; font-size: 0.8em;">KITITITAS COUNTY DATE STAMP IN BOX GDS</p> </div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 5-11-2015

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: ARASTOU (AL) MONJAZEB
Mailing Address: 13817 NE 20TH
City/State/ZIP: BELLEVUE WA 98005
Day Time Phone: 425-373-9222
Email Address: al@autocenternw.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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: ENCOMPASS ENGR. & SURV.
Mailing Address: 407 SWIFTWATER BLVD
City/State/ZIP: CLE ELUM WA 98922
Day Time Phone: 509-674-7433
Email Address: ginger@encompasses.net

4. Street address of property:

Address: SALMON LA SAC ROAD
City/State/ZIP: RONALD WA 98940

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

LOT E AND LOT F OF SURVEY BOOK 35, PAGE 42, LOCATED IN THE WEST HALF OF SECTION 21 TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.

6. Property size: LOT E IS 31.04 ACRES AND LOT F IS 12.03 ACRES (acres)

7. Land Use Information: Zoning: RURAL REC Comp Plan Land Use Designation: RURAL REC

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
21-14-21000-0006 (12048) 31.04	21.04
21-14-21000-0007 (12049) 12.03	22.03
_____	_____
_____	_____
_____	_____

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.

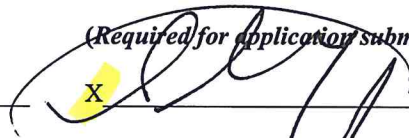
Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date)

X  (date) 6-3-15

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 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: _____