

## 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

October 1, 2010

Loren Mooney  
202 West Boston Street  
Seattle WA 98119

RE: Mooney Boundary Line Adjustment, BL-09-00025

Dear Mr. Mooney,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the administrative segregation and must be submitted to our offices for review:

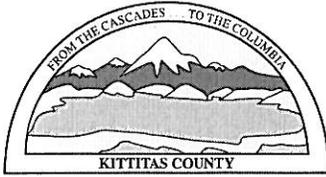
1. A recorded survey or metes and bounds legal description displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson  
Staff Planner

Attachments: Kittitas County Public Works Comments  
Kittitas County Fire Marshal Comments



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *W*  
DATE: July 20, 2010  
SUBJECT: Mooney BL-09-00025

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

September 15, 2009

Jeff Watson  
Public Works Department  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Mooney BLA, (BL-09-00025)

Dear Mr. Watson:

After conducting a review of the above named project, I have the following comments:

- All current & future development must comply with the International Fire Code.

This letter in no way constitutes a formal review of this project. The requirements listed above are not all inclusive and are subject to change pending full review of this project. Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office. 509-962-7657.

Sincerely,

Brenda Larsen  
Fire Marshal

**Segregation Preliminary Submittal Requirements For:**

**BL-09-00025 Mooney**

Date Received: July 2, 2009

Review Date: September 15, 2009

Map Number: 20-14-36023-0009, 20-14-36023-0007, 20-14-36023-0008

Parcel Number: 612236, 819234, 829234

Planner: Jeff watson    Zoning: Forest & Range

**Fee Collected**

**Second Page of Application turned in (Contact Page)**

**8.5 X 11 Preliminary Plat Map**

**Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)**

**Subdivision conforms to the county comprehensive plan and all zoning regulations**

**Located within Fire District**      Fire District 7 (Cle Elum)

**Located within Irrigation District**     

**School District**      Cle Elum-Roslyn School District

**In UGA**      No

**Critical Areas**

**Yes**     **No**    **Within a Shoreline of the State**    Environment:    Yakima River

**Yes**     **No**    **Within a FIRM Floodplain**    Panel #:    5300950241B

**Yes**     **No**    **Within a PHS Habitat**    Habitat Type:    Elk, Bullfrog Mill

**Yes**     **No**    **Wetland in Parcel**    Wetland Type:    Minor along River

**Yes**     **No**    **Seismic Rating**    Category:   

**Yes**     **No**    **Within Coal Mine Area**   

**Yes**     **No**    **Hazardous Slope in Parcel**    Category:   

**Yes**     **No**    **Airport Zones within Parcel**    Zone:   

**Yes**     **No**    **Adjacent to Forest Service Road**    Road:   

**Yes**     **No**    **Adjacent to BPA Lines or Easement**   

**Yes**     **No**    **Within 1000' of Mineral Land of LTS**



Proposed Mooney  
BL-09-00025

SAINT ANDREWS DR

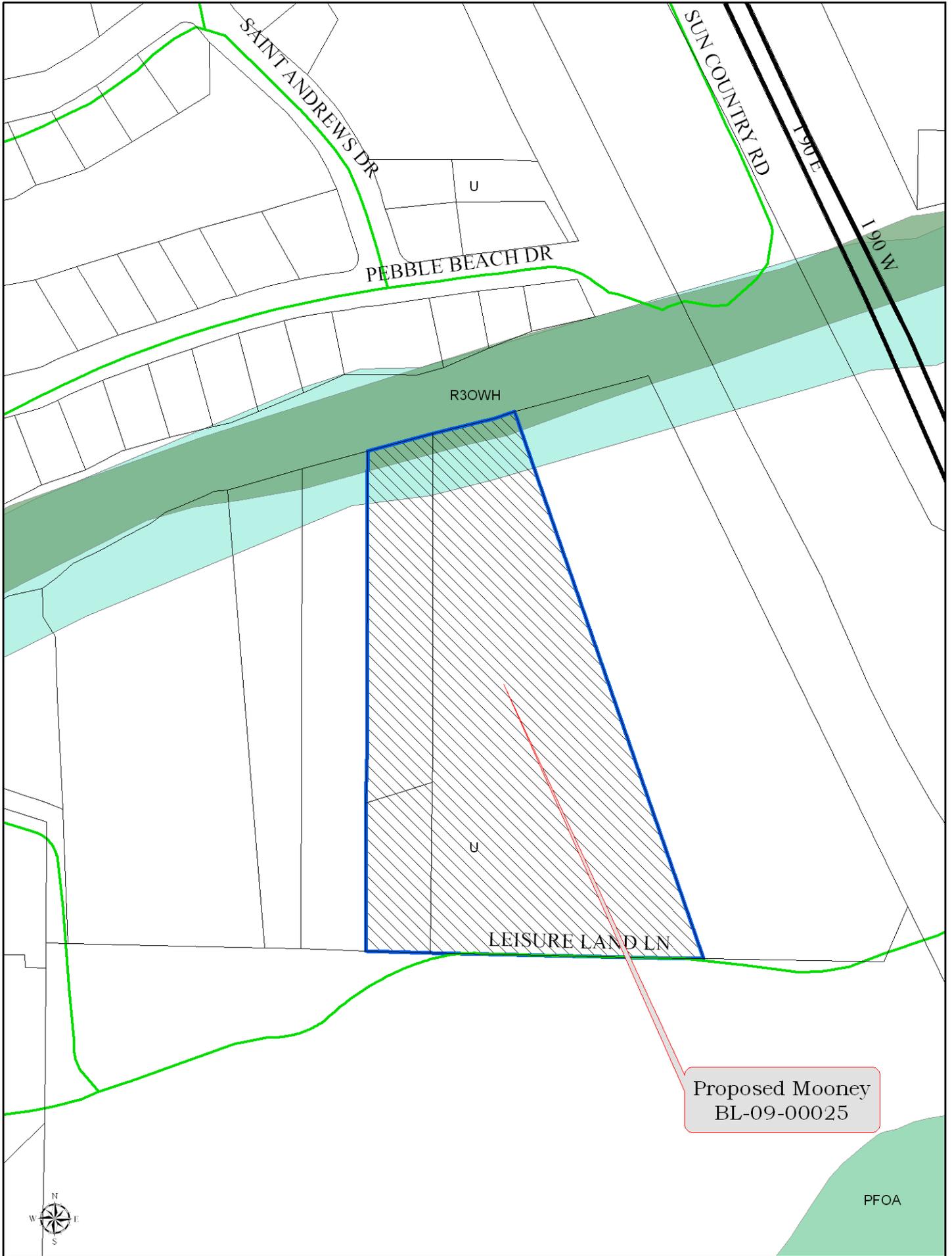
PEBBLE BEACH DR

SUN COUNTRY RD  
190E

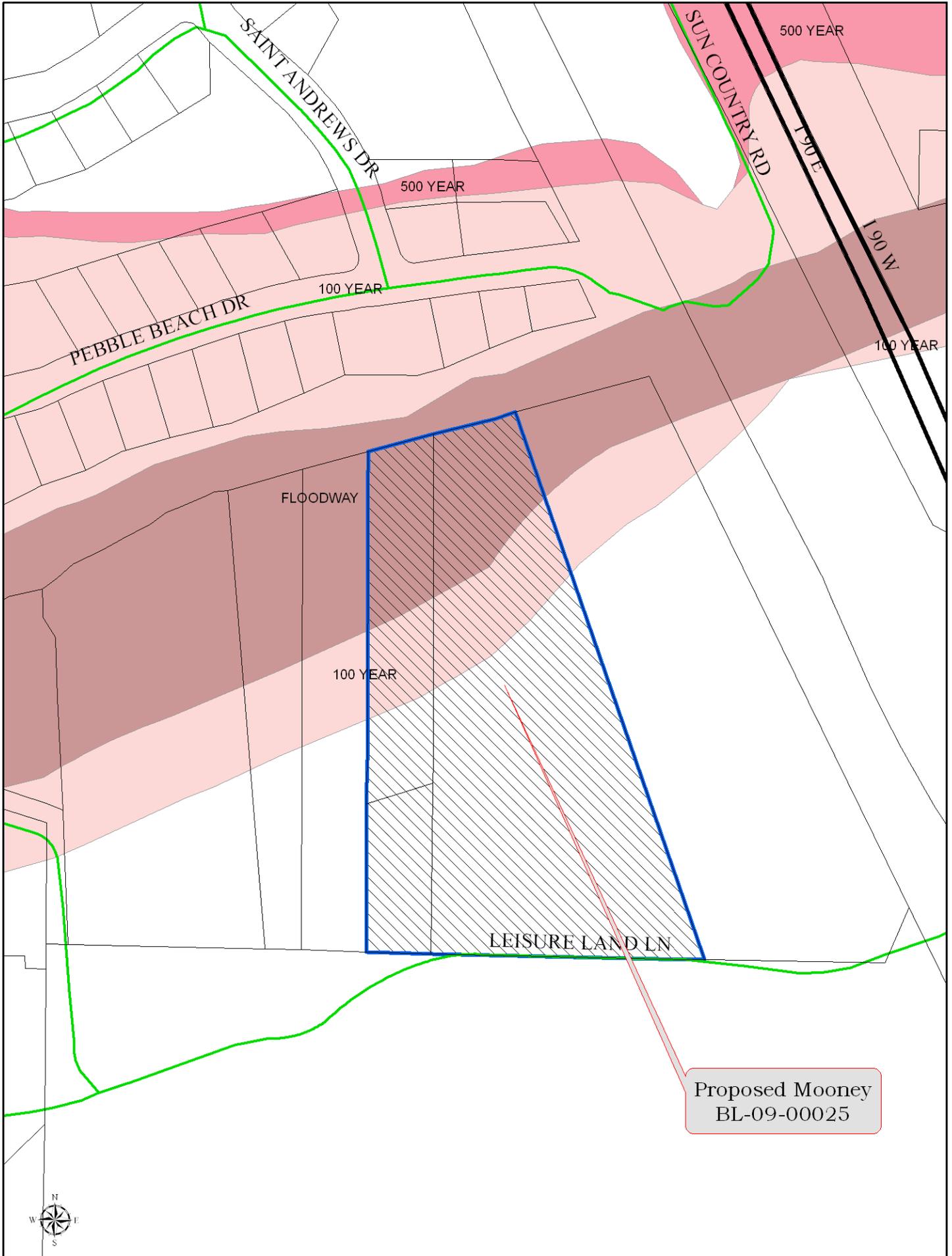
190W

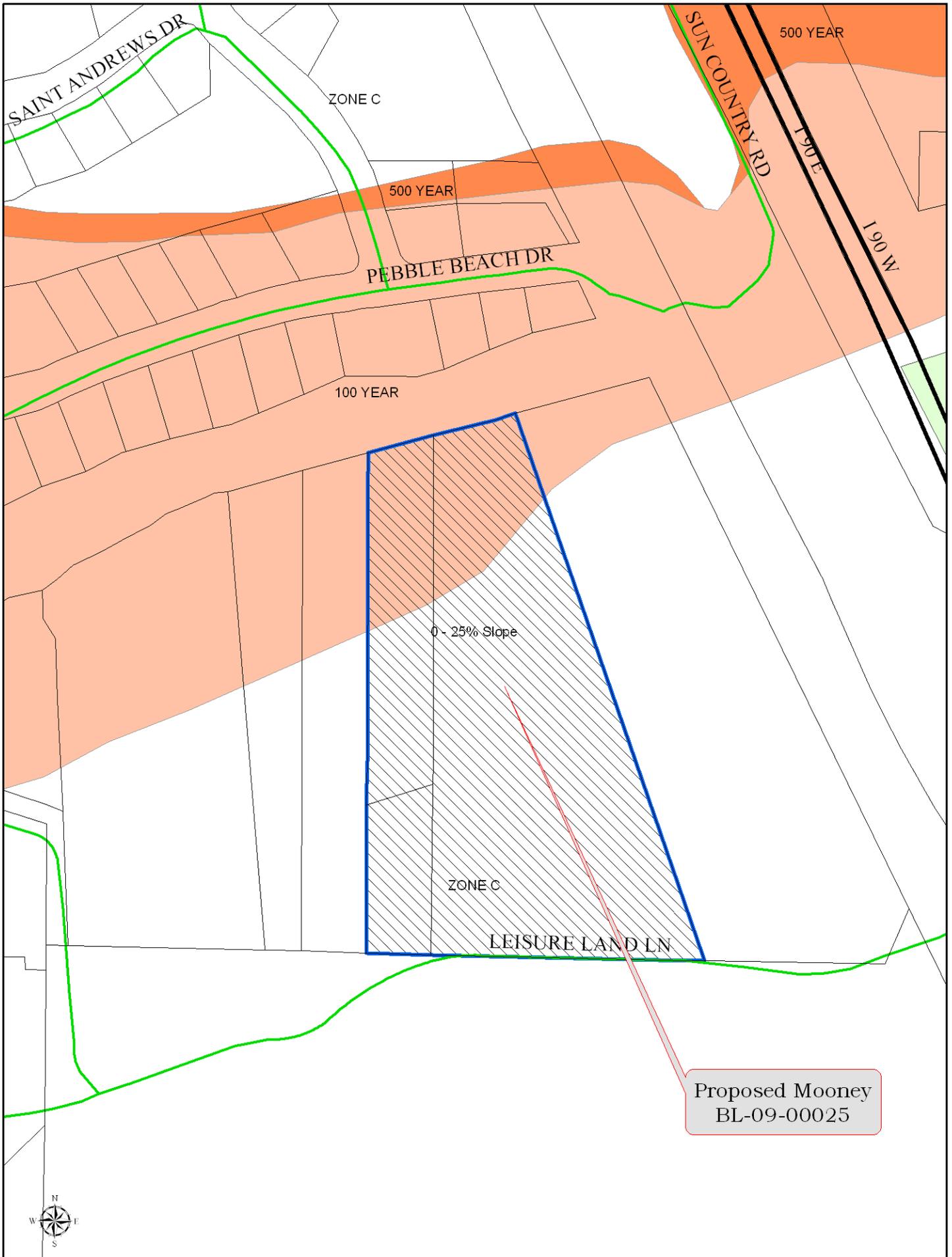
LEISURE LAND LN

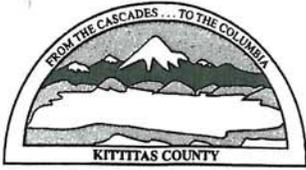












# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PERMIT NUMBER: BL-09-00025

## KITTITAS COUNTY REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, Suite 101  
Ellensburg, WA 98926

Community Development Services  
Kittitas County Permit Center  
411 N Ruby, Suite 2  
Ellensburg, WA 98926

Treasurer's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, Suite 102  
Ellensburg, WA 98926

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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 FOR SUBMITTAL

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all property owners.

### 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.)
- Legal descriptions of the proposed lots.
- Assessor Compas Information about the parcels.

### APPLICATION FEE:

\$760 Administrative Segregation (\$630 CDS/\$130 FM)  
\_\_\_ SEGREGATED INTO \_\_\_ LOTS,

\$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)  
\_\_\_ B LA BETWEEN PROPERTY OWNERS  
 B LA BETWEEN PROPERTIES IN SAME OWNERSHIP

\$50 COMBINATION  
\_\_\_ COMBINED AT OWNERS REQUEST

\$166 MINOR BOUNDARY LINE ADJUSTMENT (\$101 CDS/\$65 FM)  
\_\_\_ B LA BETWEEN PROPERTY OWNERS  
\_\_\_ B LA BETWEEN PROPERTIES IN SAME OWNERSHIP

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

X [Signature]

DATE:

7.2.09

RECEIPT #

5172



NOTES: \_\_\_\_\_

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

1. Contact information:

LOREN MOONEY
Applicant's Name
SEATTLE
City
206.853.1661
Phone number

202 W. BOSTON ST
Address
WA 98119
State, Zip Code
LOREN.MOONEY@GMAIL.COM
Email Address

2. Street address of property:

Address: 1271 LEISURE LAND LANE
City/State/ZIP: CLE ELUM WA

3. Zoning Classification:

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

20-14-36023-0008 (829234) ~ 1.17
20-14-36023-0007 (819234) ~ 1.5
20-14-36023-0009 (612236) ~ 5.0

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

20-14-36023-0008(829234) ~ 1.0
20-14-36023-0007(819234) ~ 1.0
20-14-36023-0009(612236) ~ 4.7

Applicant is: [X] Owner \_\_\_ Purchaser \_\_\_ Lessee \_\_\_ Other

[Signature]
Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: \_\_\_ By: \_\_\_ Date: \_\_\_
Kittitas County Treasurer's Office

Community Development Services Review

- ( ) This segregation meets the requirements for observance of intervening ownership.
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. \_\_\_)
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5)
Deed Recording Vol. \_\_\_ Page \_\_\_ Date \_\_\_ \*\*Survey Required: Yes \_\_\_ No \_\_\_
( ) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: \_\_\_ Parcel Creation Date: \_\_\_

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

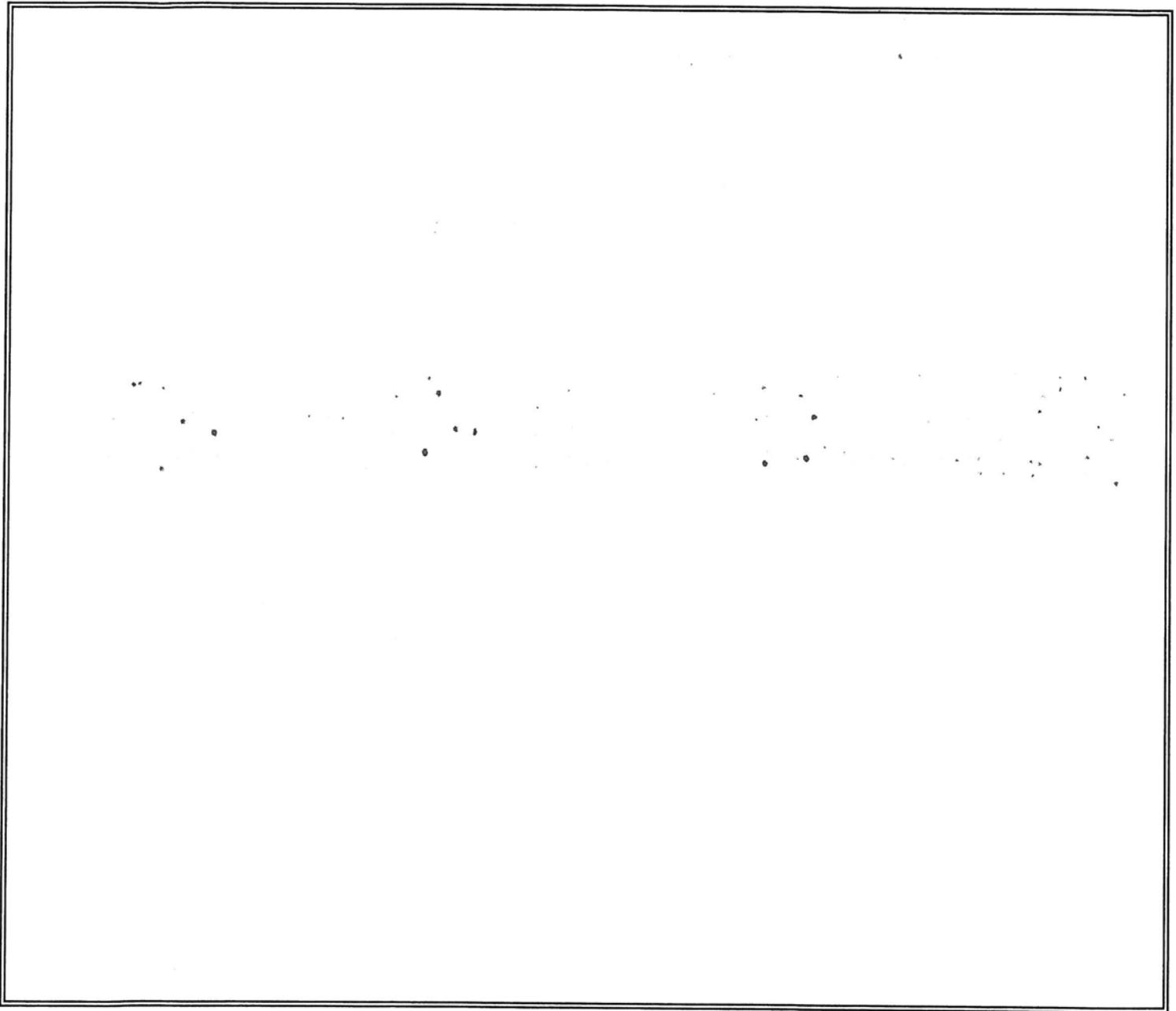
Review Date: \_\_\_ By: \_\_\_

\*\*Survey Approved: \_\_\_ By: \_\_\_

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.

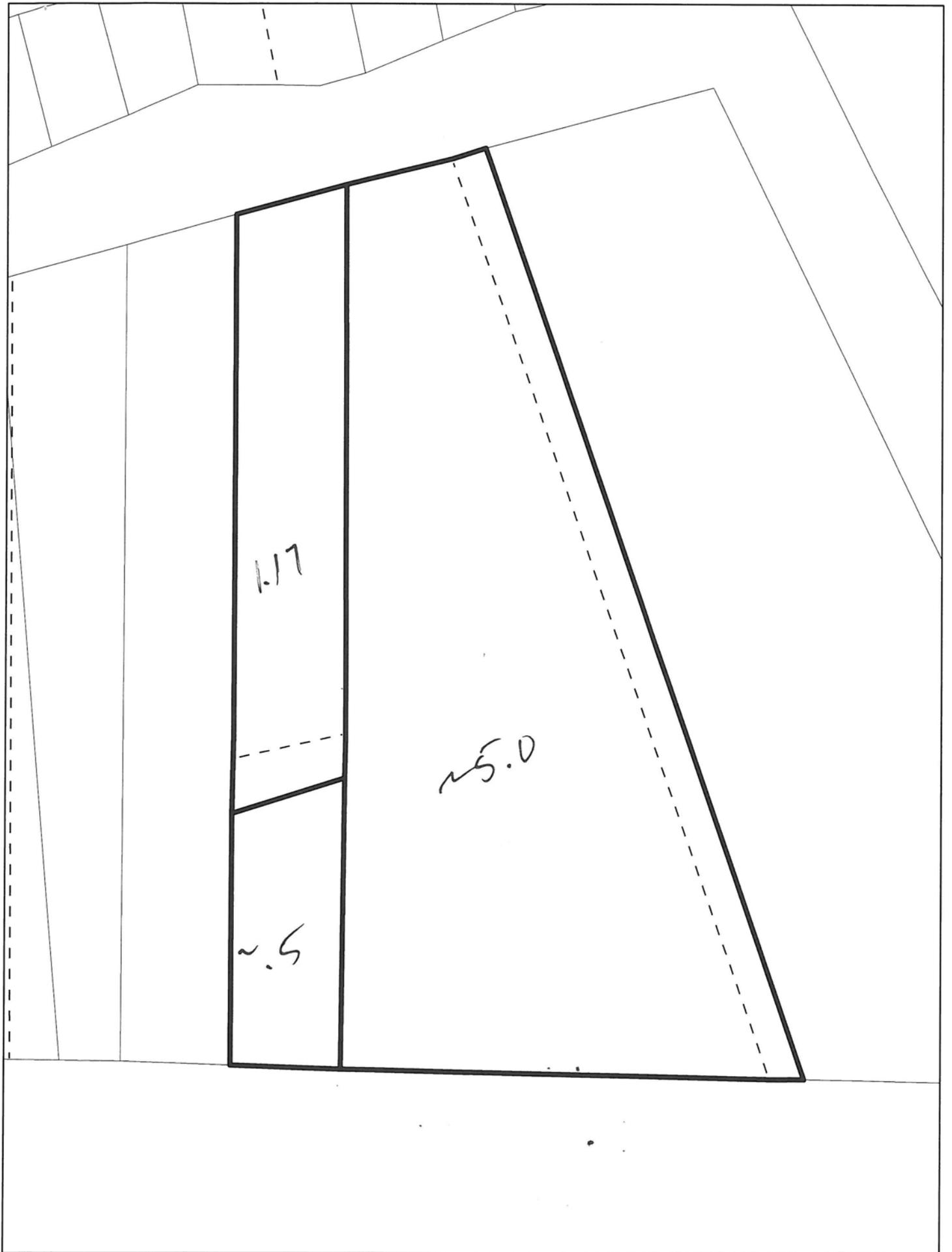
**This page must be completed for segregations and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.**

THIS AREA FOR USE BY APPLICANT  
(Use additional sheets as needed)



Directions:

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 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.



PEBBLE BEACH DR

1165' 65'

CABIN

1.0 ACRE

~ 4.7 ACRES

1.0 ACRE

LEISURE LAND LN

20'

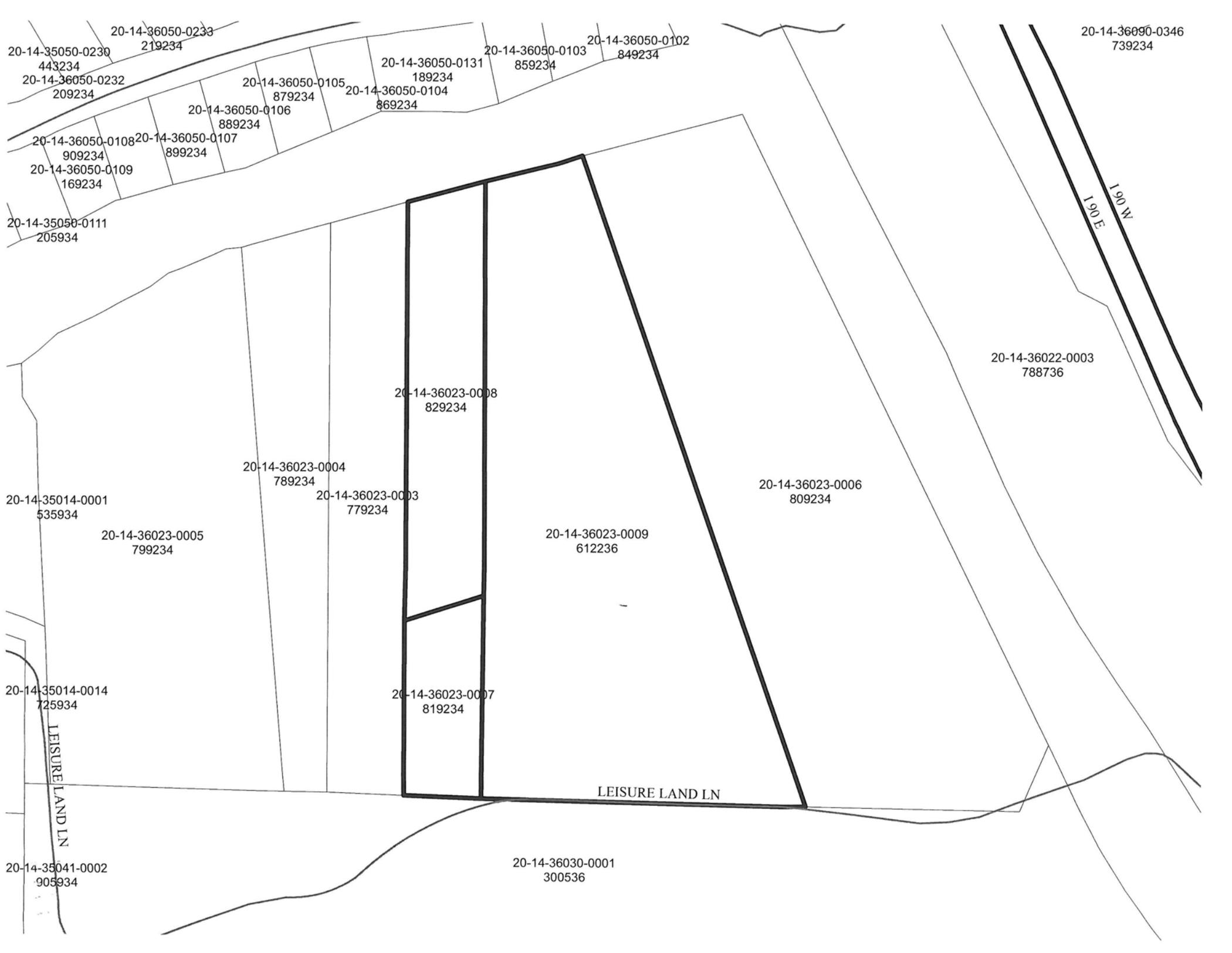
190 W  
190 E

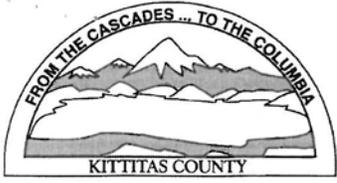
RECEIVED

JUL 03 2009

Kittitas County  
CDS

LEISURE LAND LN





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

**RECEIPT NO.:** 00005172

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 020944

**Date:** 7/6/2009

**Applicant:** MOONEY, LOREN S ETUX

**Type:** check # 2979

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-09-00025	BOUNDARY LINE ADJUSTMENT MAJOR	200.00
BL-09-00025	BLA MAJOR FM FEE	65.00
	Total:	265.00