



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

July 1, 2010

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

Re: Haberman (BL-10-00023)

Dear Mr. Watson:

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

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen
Fire Marshal

From: [Holly Duncan](#)
To: [Jeff Watson](#)
Subject: RE: BL-10-00023 Haberman
Date: Tuesday, June 22, 2010 3:03:53 PM

Jeff,

I am curious where the drainfield and well is on this one too.

Holly

From: Jeff Watson
Sent: Monday, June 21, 2010 1:31 PM
To: Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan
Subject: BL-10-00023 Haberman

[BL-10-00023 Haberman](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

From: [Keli Bender](#)
To: [Jeff Watson](#)
Subject: Re: BL-10-00023 Haberman
Date: Monday, June 21, 2010 2:33:29 PM

Jeff;

I have spoken to Rick Haberman regarding this BLA. Both parcels will have KRD water and I will be working with Rick to draw up a distribution plan for the new 5 acre parcel. That is the only KRD requirement that will need to be met on this project. If you need additional information, please let me know.

Keli

Keli R. Bender

KRD Lands Clerk/RRA

krd.keli@fairpoint.net

(509) 925-6158

----- Original Message -----

From: [Jeff Watson](#)

To: 'Keli Bender'

Sent: Monday, June 21, 2010 1:32 PM

Subject: BL-10-00023 Haberman

Please review the attached file for KRD comments and requirements.

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services

411 N. Ruby Street, Suite 2

Ellensburg, WA 98926

jeff.watson@co.kittitas.wa.us

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From: [Jeff Watson](#)
To: ["Keli Bender"](#)
Subject: BL-10-00023 Haberman
Date: Monday, June 21, 2010 1:32:00 PM
Attachments: [BL-10-00023 Haberman Master FileCompressed.pdf](#)

Please review the attached file for KRD comments and requirements.

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



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From: [Jeff Watson](#)
To: [Christina Wollman](#); [Brenda Larsen](#); [Jan Ollivier](#); [Holly Duncan](#)
Subject: BL-10-00023 Haberman
Date: Monday, June 21, 2010 1:30:00 PM

[BL-10-00023 Haberman](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services

411 N. Ruby Street, Suite 2

Ellensburg, WA 98926

jeff.watson@co.kittitas.wa.us

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BLA Preliminary Submittal Requirements For:

BL-10-00023 Haberman

Date Received: June 3, 2010

Review Date: June 21, 2010

Map Number: 18-19-27000-0011, 18-19-27000-0017 Parcel Number: 704534, 10938

Planner: Jeff Watson Zoning: Commercial Agriculture

☒ **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**

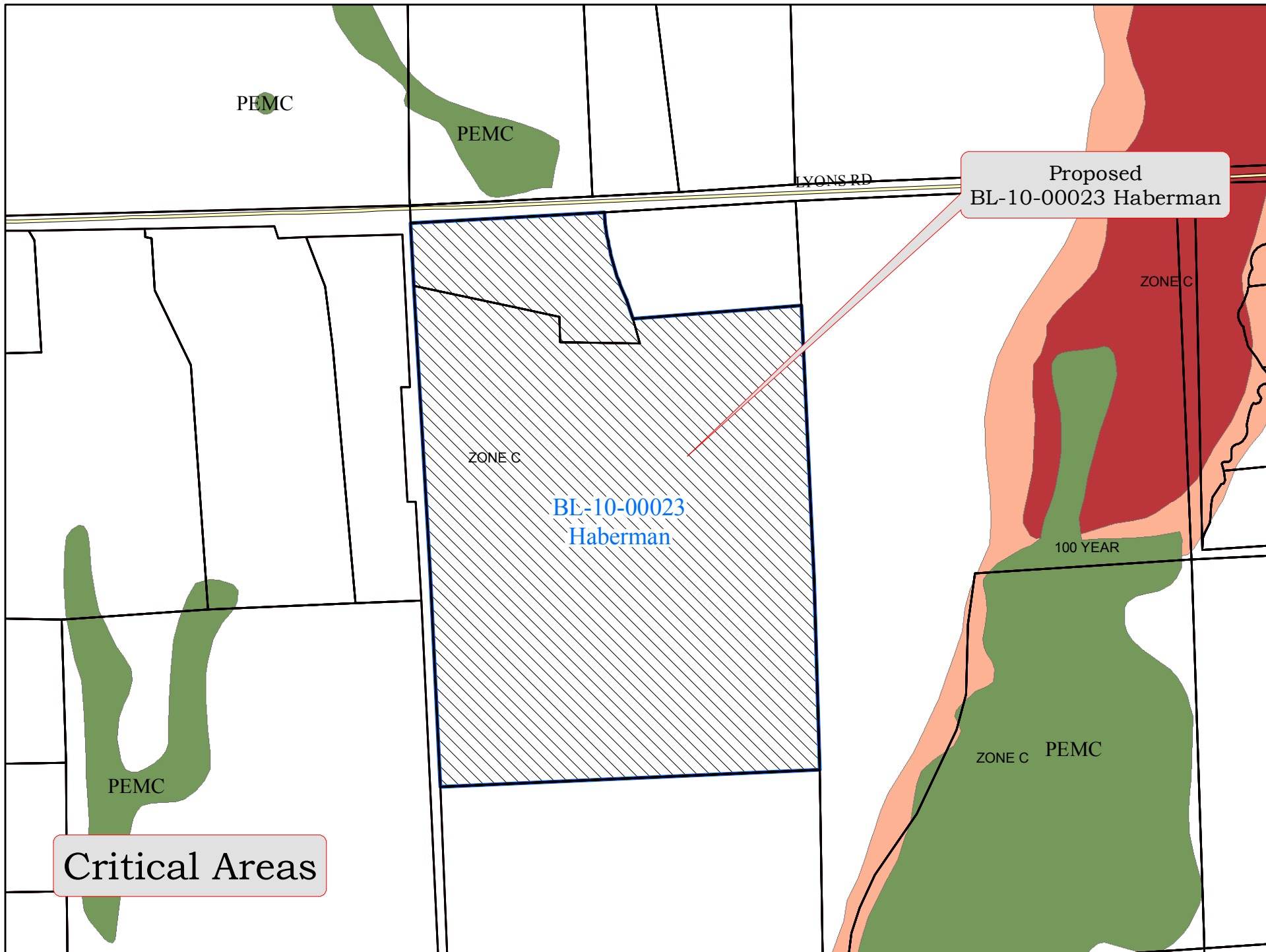
☒ **Located within Irrigation District**

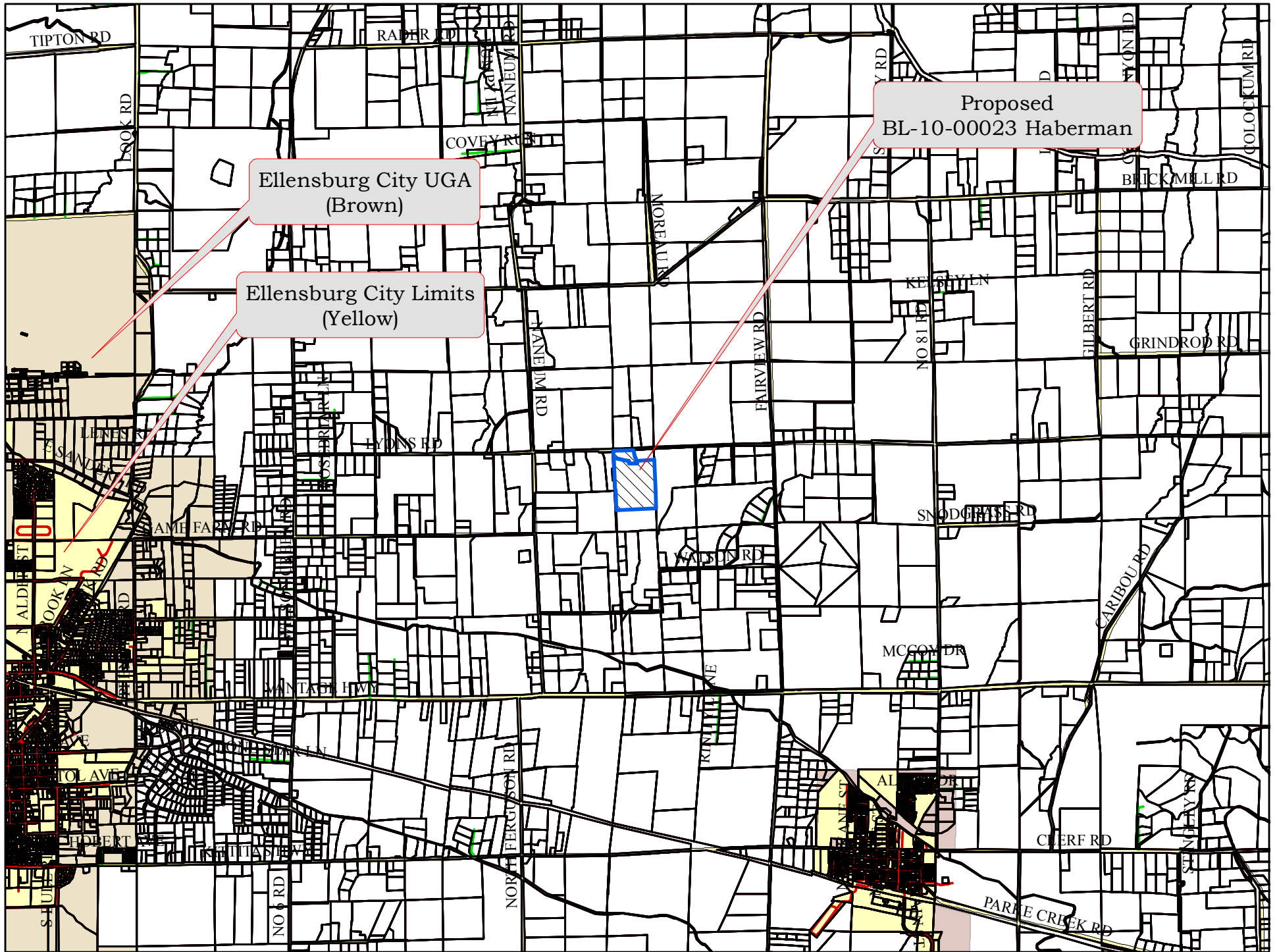
☒ **School District**

☐ **In UGA**

Critical Areas

<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Within a Shoreline of the State	Environment:	<input type="text"/>
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Within a FIRM Floodplain	Panel #:	<input type="text"/>
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Within a PHS Habitat	Habitat Type:	<input type="text"/>
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetland in Parcel	Wetland Type:	<input type="text"/>
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Seismic Rating	Category:	<input type="text"/>
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Within Coal Mine Area		<input type="text"/>
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Hazardous Slope in Parcel	Category:	<input type="text"/>
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Airport Zones within Parcel	Zone:	<input type="text"/>
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Adjacent to Forest Service Road	Road:	<input type="text"/>
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Adjacent to BPA Lines or Easement		<input type="text"/>
<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Within 1000' of Mineral Land of LTS		<input type="text"/>











Proposed
BL-10-00023 Haberman

BL-10-00023
Haberman

LYONS RD

LEGEND

-  SET PIN & CAP
 FOUND PIN & CAP
 FENCE
 NATURAL GAS PIPELINE
 () PREVIOUSLY RECORDED DATA

(IN FEET)
1 inch = 200 ft.

ORIGINAL PARCELS

PARCEL D

PARCEL E

NOTES:

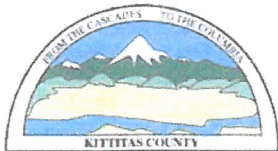
1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 16.04.020(5).
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 21 OF SURVEYS, PAGES 91-92. CORNERS VISITED AS STATED THEREON.
5. THE BASIS OF BEARINGS SHOWN HEREON IS THE WASHINGTON COORDINATE SYSTEM, SOUTH ZONE, NAD '27.

27
~~34~~
CALC. BY SINGLE
PROPORTION, NOT SET

X			
X			

CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 925-4747

STEWART PROPERTY



KITTITAS 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"

PERMIT NUMBER: BL-10-80

KITTITAS COUNTY

REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, 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 5th, 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,

☐ \$50 COMBINATION
___ COMBINED AT OWNERS REQUEST

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

☐ \$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

DATE:

06-03-10

RECEIPT #



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:

Haberman C/O Cruse and Assoc
Applicant's Name
Ellensburg
City
962-8242
Phone number

P.O. Box 959
Address
WA, 98926
State, Zip Code
cruseandassoc@kvalley.com
Email Address

2. Street address of property:

Address: 3260 Lyons Road

City/State/ZIP: Ellensburg, WA 98926

3. Zoning Classification: COM-AG

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

18-19-27000-0011 5.00 Ac.

18-19-27000-0017 50.66 Ac.

New Acreage
(Survey Vol. ____, Pg ____)

5.00 Ac.

50.66 Ac.

Applicant is: ☒ Owner ☐ Purchaser

☐ Lessee ☒ Other

Richard Haberman
Owner Signature Required

Chris Cruse
Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

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.

Edited 6/5/09 dv

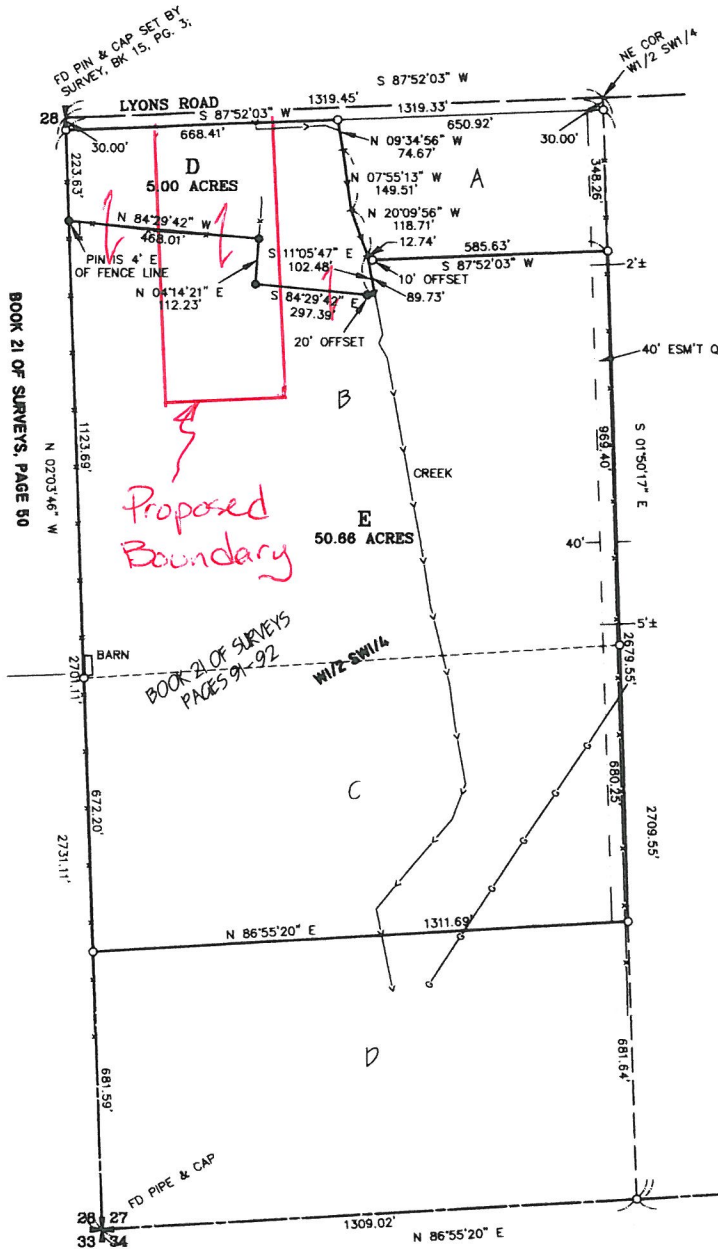
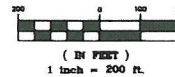
PART OF THE SW 1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.



LEGEND

- SET PIN & CAP
- FOUND PIN & CAP
- x— FENCE
- G— NATURAL GAS PIPELINE
- () PREVIOUSLY RECORDED DATA

GRAPHIC SCALE



LEGAL DESCRIPTIONS

ORIGINAL PARCELS

PARCELS B AND C OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 13, 1995 IN BOOK 21 OF SURVEYS AT PAGES 91-92, UNDER AUDITOR'S FILE NO. 585252, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL D

PARCEL D OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 1, 1996 IN BOOK 22 OF SURVEYS AT PAGE 92, UNDER AUDITOR'S FILE NO. 19961001_0022, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL E

PARCEL E OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 1, 1996 IN BOOK 22 OF SURVEYS AT PAGE 92, UNDER AUDITOR'S FILE NO. 19961001_0022, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

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5. THE BASIS OF BEARINGS SHOWN HEREON IS THE WASHINGTON COORDINATE SYSTEM, SOUTH ZONE, NAD '27.



AUDITOR'S CERTIFICATE

Filed for record this 1ST day of OCTOBER, 1996, at Y. 24 P.M., in Book 22 of Surveys at page(s) 92 at the request of Cruse & Nelson.

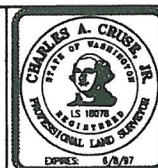
BEVERLY M. ALLENBAUGH BY: P. D. Cruse, Deputy
KITTITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CHARLIE STEWART in SEPTEMBER of 1996.

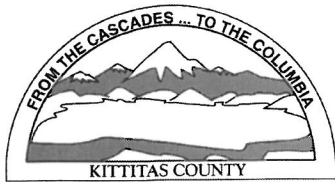
Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor

OCTOBER 1, 1996
DATE
License No. 18078



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98926 (509) 925-4747

STEWART PROPERTY



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

RECEIPT NO.: 00007911

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 001993

Date: 6/3/2010

Applicant: CRUSE & ASSOCIATES, LLC

Type: check # 6259

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-10-00023	BOUNDARY LINE ADJUSTMENT MAJOR	200.00
BL-10-00023	BLA MAJOR FM FEE	65.00
	Total:	265.00