

## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Tuesday, January 10, 2012 11:03 AM  
**To:** Chris Cruse (cruseandassoc@kvalley.com)  
**Subject:** BL-11-00025 Charleton  
**Attachments:** BL-11-00025 Charleton Master File.pdf

BL-11-00025 Charleton

Kittitas County Community Development Services has issued final approval for the above Boundary Line Adjustment/Segregation Application. See attached Master File. The signed original final approval letter has been sent to the applicant via U.S. Mail, please feel free to contact me if you have additional concerns or questions.

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

## Jeff Watson

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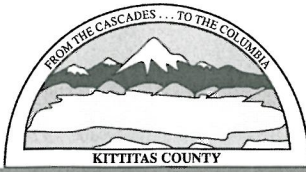
**From:** Jeff Watson  
**Sent:** Tuesday, January 10, 2012 10:59 AM  
**To:** Christine M. Garcia  
**Cc:** Shelley A. McClellan  
**Subject:** BL-11-00025 Charleton

### [BL-11-00025 Charleton](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



## 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"

January 10, 2012

Charlton, Ralph G Group LLC  
135 W Nelson Road  
Sequim, WA 98382

RE: Charleton Boundary Line Adjustment, BL-11-00025

Map Number	19-19-21000-0004	Parcel Number	608334
Map Number	19-19-21000-0005	Parcel Number	948334

Dear Applicant,

Kittitas County Community Development Services has reviewed the proposed boundary line adjustment and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, a final packet has been submitted to the Assessor's Office on January 10, 2012 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson  
Staff Planner

CC via E-Mail to: [cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

BL-11-00025 Charleton Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2011\BL-11-00025 Charleton

# CRUSE & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

### CHARLTON BLA DESCRIPTIONS 1/9/12

#### Southwesterly Parcel

The South 450.00 feet, perpendicular measure, of the West 700.00 feet, perpendicular measure, of Section 21, Township 19 North, Range 19 East, W.M., Kittitas County, State of Washington.

#### Remainder Parcel

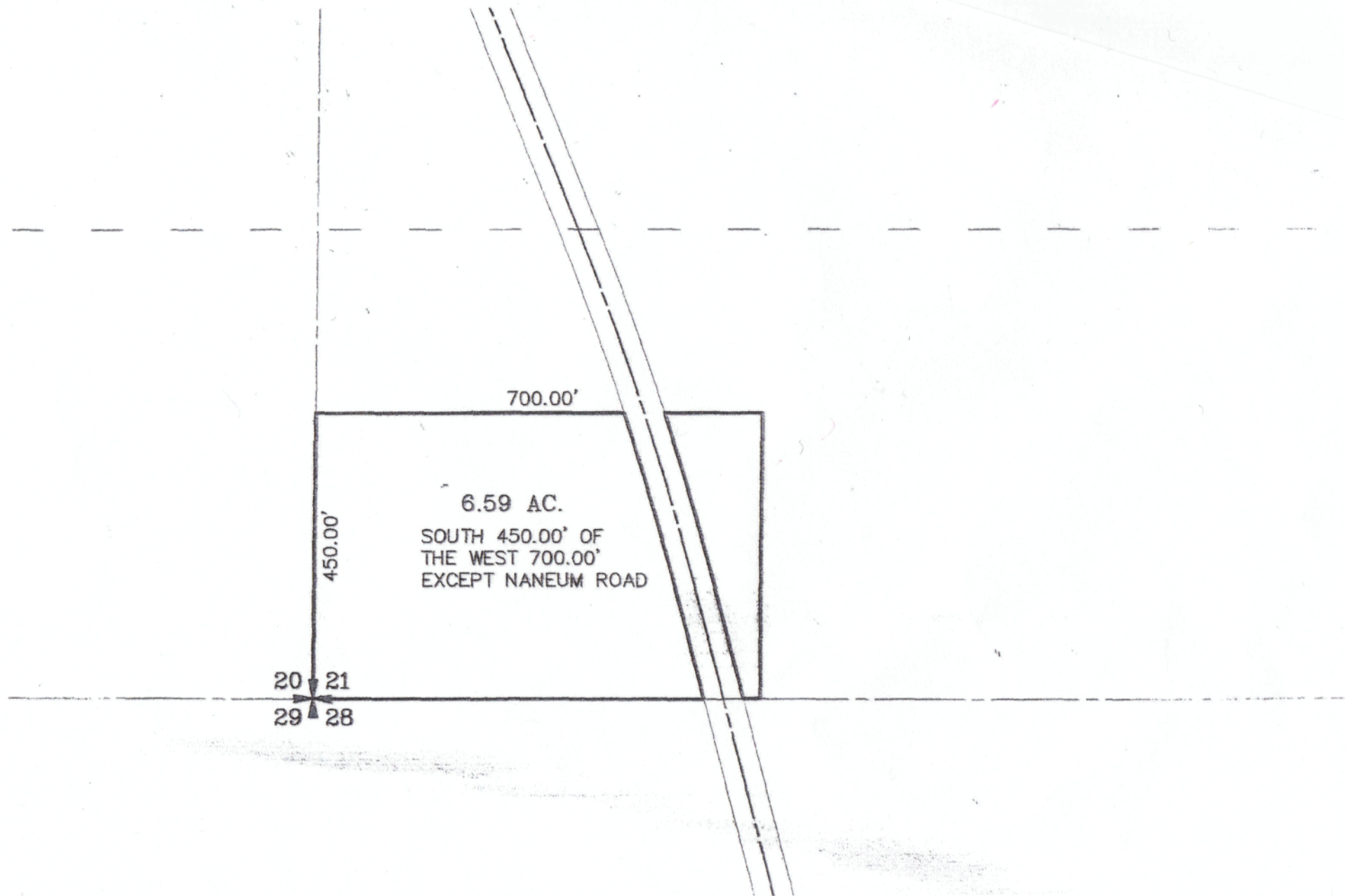
All of Section 21, Township 19 North, Range 19 East, W.M., Kittitas County, State of Washington;

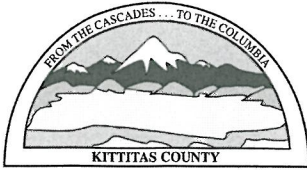
#### EXCEPT:

1. That portion of Southwest Quarter of Southwest Quarter of Section 21, Township 19 North, Range 19 East, W.M., bounded by a line described as follows:  
Beginning at Southwest corner of said Southwest Quarter of the Southwest Quarter; thence North  $17^{\circ}40'55''$  East, 1,095.40 feet to true point of beginning; thence North  $85^{\circ}54'22''$  East, 150.00 feet; thence North  $23^{\circ}59'55''$  West, 200.00 feet; thence South  $85^{\circ}54'22''$  West, 150.00 feet; thence South  $23^{\circ}59'55''$  East, 200.00 feet, to true point of beginning.
2. The North Half of the North Half of Section 21, Township 19 North, Range 19 East, W.M., Kittitas County, State of Washington, EXCEPT the East Half of the Northeast Quarter of the Northeast Quarter of the above Section 21, Township 19 North, Range 19 East, W.M., Kittitas County, State of Washington;
3. The South 450.00 feet, perpendicular measure, of the West 700.00 feet, perpendicular measure, of Section 21, Township 19 North, Range 19 East, W.M., Kittitas County, State of Washington.

These descriptions are based on information of record.  
No field work was performed by Cruse & Associates.







## 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

December 29, 2011

Charlton, Ralph G Group LLC  
135 W Nelson Road  
Sequim, WA 98382

RE: Charleton Boundary Line Adjustment, BL-11-00025

Map Number 19-19-21000-0004 Parcel Number 608334

Map Number 19-19-21000-0005 Parcel Number 948334

Dear Applicant,

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 metes and bounds legal description or recorded survey 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. Future intervening ownership division based on Naneum Road **will not be allowed.**
4. Please refer to the attached Kittitas County Public Works and Kittitas County Fire Marshall comment memos 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

CC via E-Mail to: cruseandassoc@kvalley.com

BL-11-00025 Charleton Master File @ \\Arda\teams\CDS\Projects\BLAs\BL 2011\ BL-11-00025 Charleton

## Jeff Watson

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**From:** Brenda Larsen  
**Sent:** Monday, November 21, 2011 7:58 AM  
**To:** Jeff Watson  
**Subject:** Charleton (BL-11-00025)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Re: Charleton (BL-11-00025)

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.
- Creation of any additional roads or access must comply with the International Fire Code and KCC Title 12.
- 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.

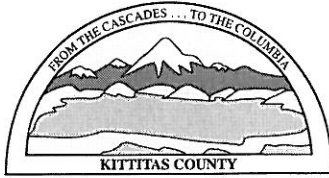
Sincerely,

*Brenda Larsen*  
*Kittitas County Fire Marshal*  
*509-962-7000*

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Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcdbdac24bb8719d004a14



## KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson  
FROM: Christina Wollman, Planner II *CW*  
DATE: October 26, 2011  
SUBJECT: Charleton BL-11-00025

The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

**Our department recommends final approval with the following conditions:**

- 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.

Please let me know if you have any questions or need further information.

## Jeff Watson

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**From:** Holly Duncan  
**Sent:** Tuesday, October 25, 2011 11:06 AM  
**To:** Jeff Watson  
**Subject:** RE: BL-11-00025 Charleton

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This one looks OK to me.

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**From:** Jeff Watson  
**Sent:** Tuesday, October 25, 2011 9:37 AM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan  
**Subject:** BL-11-00025 Charleton

[BL-11-00025 Charleton](#)

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,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
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message id: 38eb45916c6dcdbdac24bb8719d004a14

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[BL-11-00025 Charleton](#)

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,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

# **BLA Preliminary Submittal Requirements For:**

## **BL-11-00025 Charleton**

Date Received: October 5, 2011

Review Date: October 25, 2011

Map Number: 19-19-21000-0004, 19-19-21000-0005 Parcel Number: 608334, 948334

Planner: Jeff Watson Zoning: Forest and 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**

No

☐ **Located within Irrigation District**

No

☒ **School District**

Ellensburg School District

☐ **In UGA**

No

### **Critical Areas**

☒ **Yes** ☒ **No** **Within a Shoreline of the State** **Environment:**

☒ **Yes** ☒ **No** **Within a FIRM Floodplain** **Panel #:**

☒ **Yes** ☐ **No** **Within a PHS Habitat** **Habitat Type:**

Eburg Mule Deer Wint

☒ **Yes** ☐ **No** **Wetland in Parcel** **Wetland Type:**

PFOC

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

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

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

All

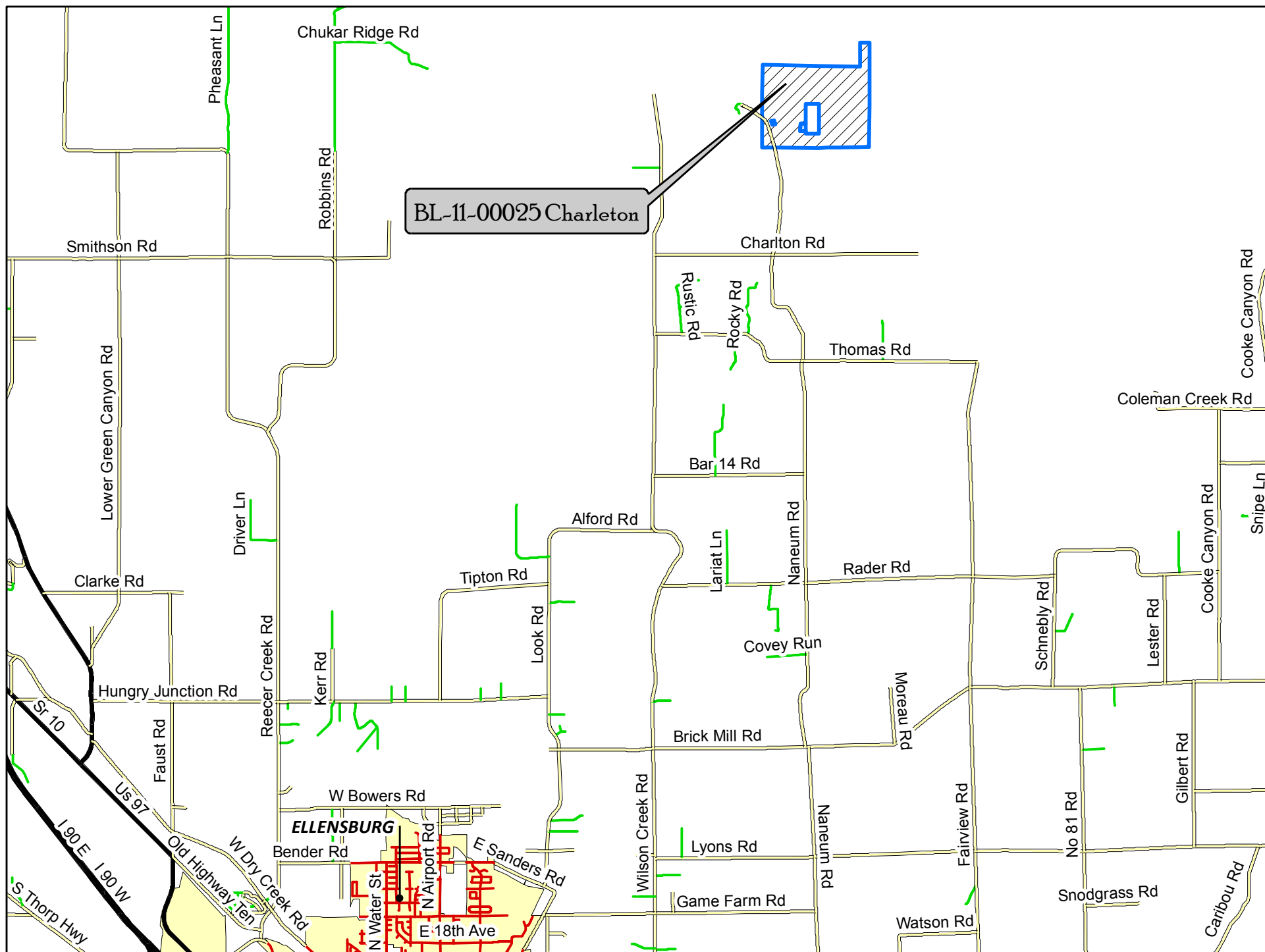
☒ **Yes** ☒ **No** **Airport Zones within Parcel** **Zone:**

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

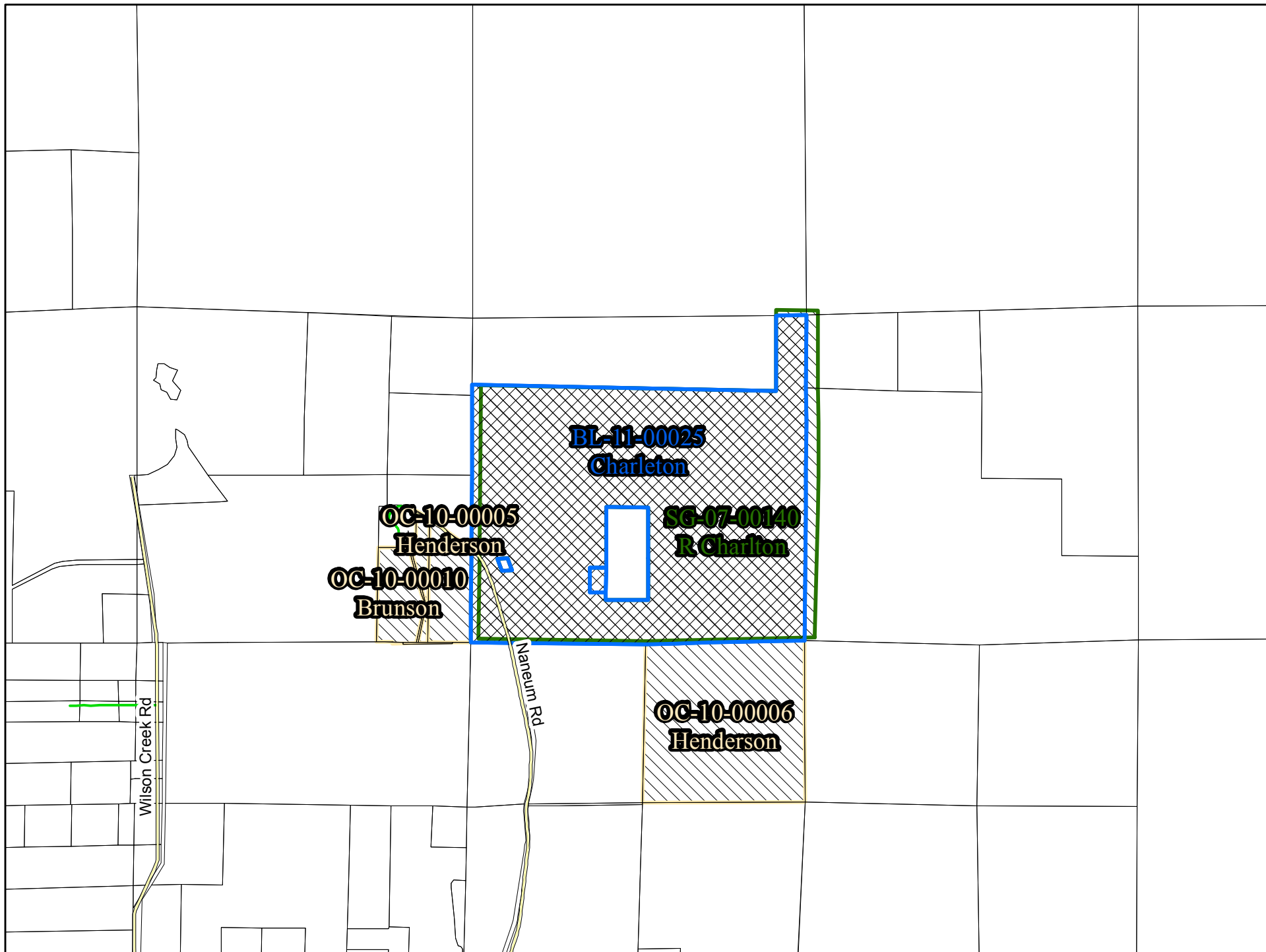
☒ **Yes** ☐ **No** **Adjacent to BPA Lines or Easement**

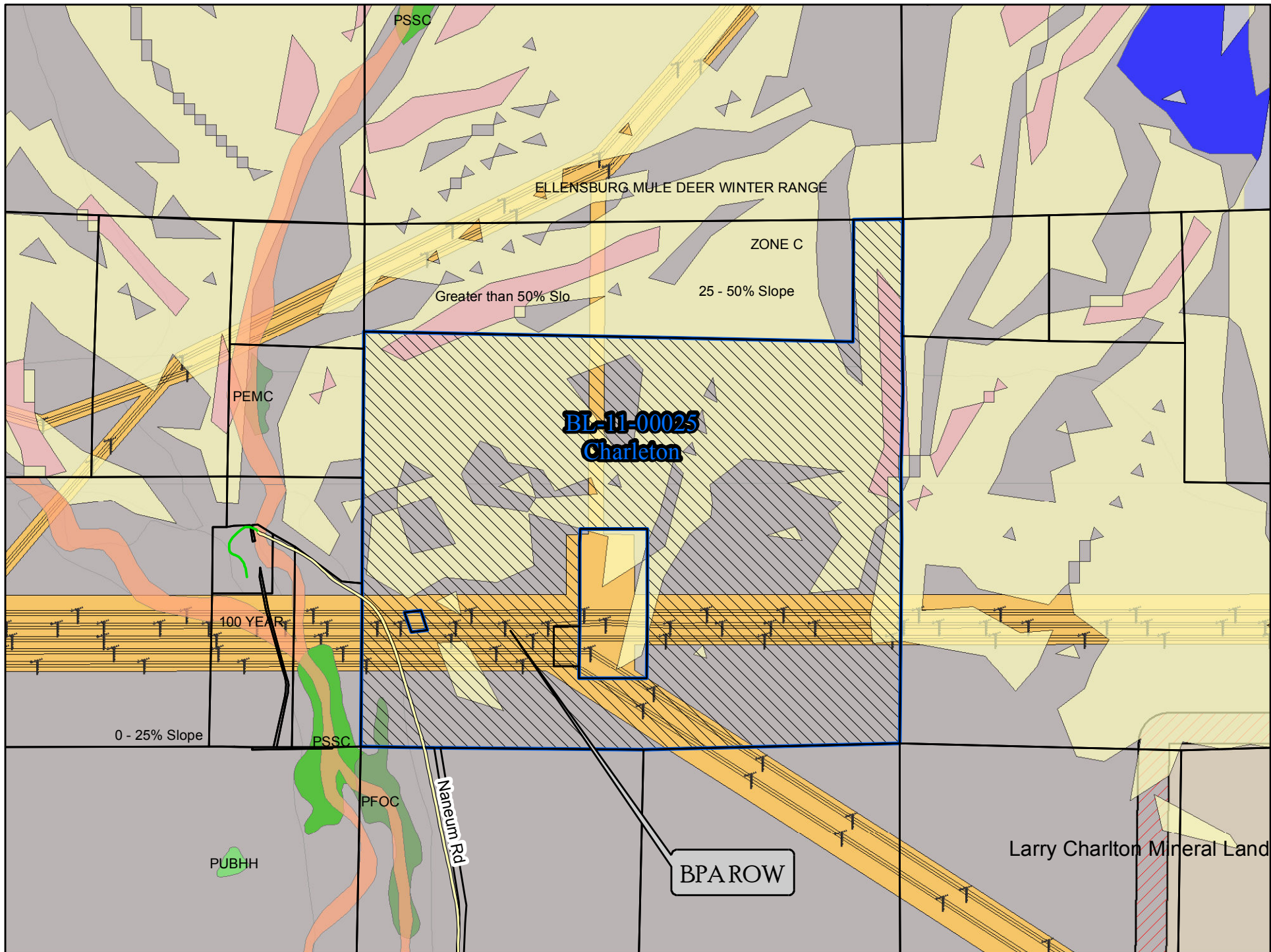
☒ **Yes** ☒ **No** **Within 1000' of Mineral Land of LTS**

☒ **Yes** ☒ **No** **Within Landslide Area**











U.S. Fish &amp; Wildlife Service

**National Wetlands Inventory**

Branch of Resource and Mapping Support

Enter Classification code:  (Example: **L1UB1Hx**)For geographically specific information\* (optional), please enter a State code:  (Example: **TX** for Texas)Description for code **PFOC** :

**P** System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, emergents, mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean derived salts is below 0.5 ppt. Wetlands lacking such vegetation are also included if they exhibit all of the following characteristics: 1. are less than 8 hectares ( 20 acres ); 2. do not have an active wave-formed or bedrock shoreline feature; 3. have at low water a depth less than 2 meters (6.6 feet) in the deepest part of the basin; 4. have a salinity due to ocean-derived salts of less than 0.5 ppt.

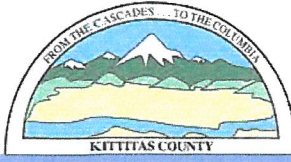
Subsystem :

**FO** Class **FORESTED**: Characterized by woody vegetation that is 6 m tall or taller.

Subclass :

Modifier(s):

**C** WATER REGIME **Seasonally Flooded**: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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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 16.08.055)

**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:** 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.
- ☒ 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.
- ☒ For **preliminary approval**, please submit a sketch containing the following elements.
  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
  4. 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.
- ☒ For **final approval** (not required for initial application): Legal descriptions of the proposed lots, or a 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
\$125.00	Kittitas County Public Health Department Environmental Health
<b>\$505.00</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:

10-05-11

RECEIPT #

12485

**PAID**

OCT 05 2011  
KITTITAS CO.  
CDS

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-24-2011

Page 1 of 3

**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: Charlton, Ralph G Group LLC

Mailing Address: 135 W Nelson Road

City/State/ZIP: Sequim, WA 98382

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: P.O. 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: Naneum Road

City/State/ZIP: Ellensburg, WA 98926

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

Portion of Section 21, Twn. 19 N., Rng 19 E., W.M.

**6. Property size:** 477.2 Acres (acres)

**7. Land Use Information:** Zoning: F & R Comp Plan Land Use Designation: Rural

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage  
(1 parcel number per line)  
19-19-21000-0005 474.98 Ac.

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

19-19-21000-0004 2.22 Ac.

6.59 Ac.

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 Cruse (date) 10/4/2011

X Colleen Charlton (date) 10/04/11

**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: 2011 Taxes paid By: A. Fogle

Date: 12/29/11

Full

**COMMUNITY DEVELOPMENT SERVICES REVIEW**

(X) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_\_\_ No X

Card #: -

Parcel Creation Date: \_\_\_\_\_

Last Split Date: -

Current Zoning District: Forest & Range

Preliminary Approval Date: 12/29/2011

By: Jeff Watson

Final Approval Date: 1/10/2012

By: Jeff Watson

Sec 17

Sec 16

Proposed

Sec 15

000-0021

000-0006

000-0002

000-0003

470.61 AC

Sec 20

000-0004

Sec 21

Sec 22

000-0001

000-0002

1

000-0004

NANENUM RD

Adjust to  
6.59 AC Parcel

450'

700'

000-0005

000-0006

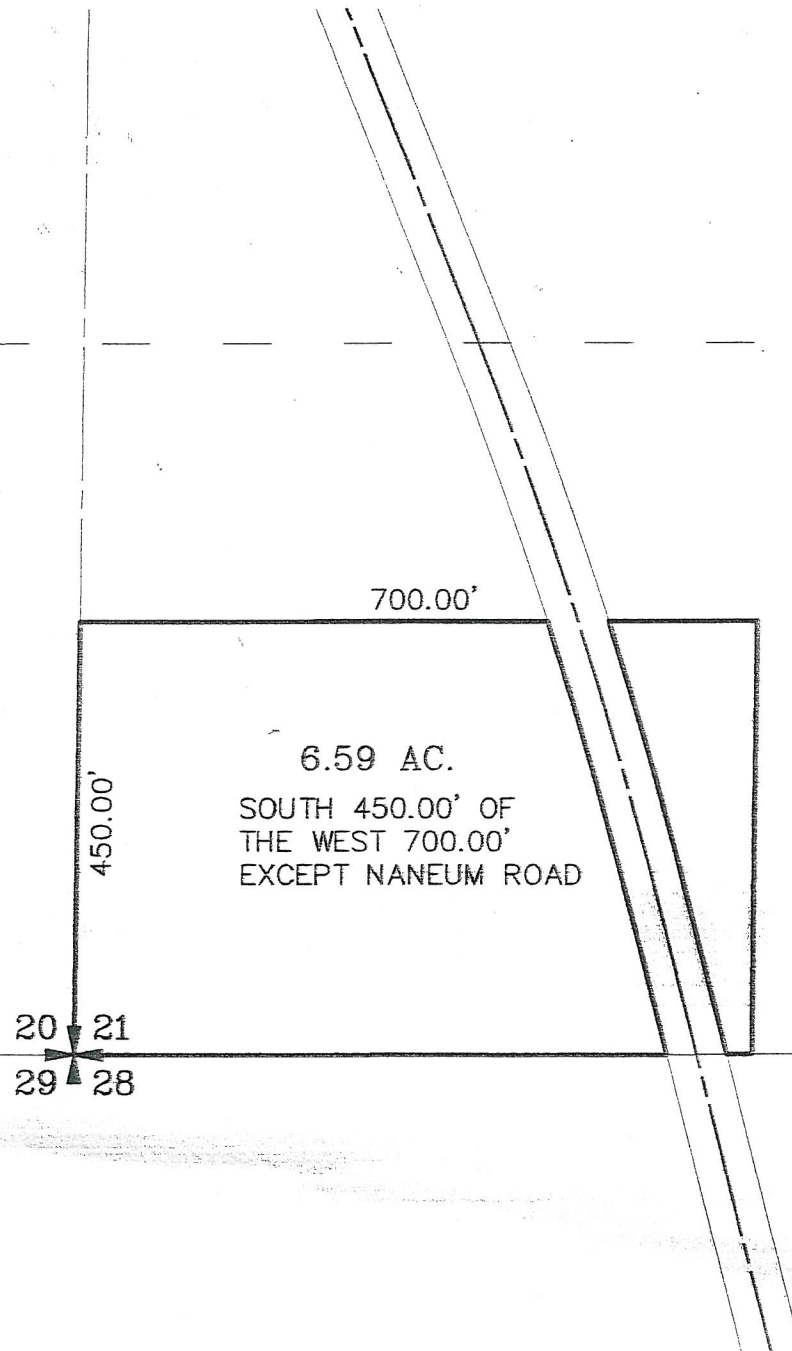


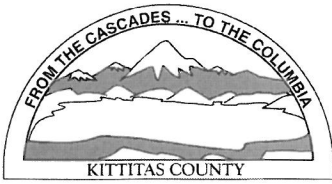
Sec 29

Sec 28

Sec 27

Proposed





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

**RECEIPT NO.: 00012485**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 024746

**Date:** 10/5/2011

**Applicant:** CHARLTON, RALPH G III CHARLTON, RALPH G C

**Type:** check # 2465

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-11-00025	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-11-00025	BLA MAJOR FM FEE	65.00
BL-11-00025	PUBLIC WORKS BLA	90.00
BL-11-00025	ENVIRONMENTAL HEALTH BLA	125.00
	Total:	505.00