

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
<u>13657 (20.00 Ac)</u>	<u>2.11 Ac</u>
<u>409233 (63.59 Ac)</u>	<u>20.00 Ac.</u>
<u>479233 (2.11 Ac.)</u>	<u>68.49 Ac. (Surveyed)</u>
<u>Total</u>	<u>90.6 Ac (Kitt)</u>

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 Cruise (date) 12/2/2014 Eugene J. Smith (date) 12-2-2014

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: paid in full 2015 By: Amy Foster Date: 3/10/15

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: _____

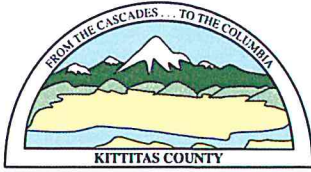
Current Zoning District: _____

Preliminary Approval Date: 1/15/15

By: Kaycee Hathaway

Final Approval Date: 3/10/15

By: Kaycee Hathaway



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 15, 2015

Eugene J. Tomich
6001 S. Thorp Hwy
Ellensburg, WA 98926

Chuck Cruse
P.O. Box 959
Ellensburg WA 98926

RE: Tomich Boundary Line Adjustment (BL-14-00025),

Map Number	18-17-24040-0021	Parcel Number	13657
Map Number	18-17-24040-0001	Parcel Number	409233
Map Number	18-17-24040-0019	Parcel Number	479233

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 legal descriptions and 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. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. Please refer to the Kittitas County Public Works and Kittitas County Fire Marshall comment memos for information regarding additional requirements at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>.

If you have any further questions, please feel free to contact me at (509) 962-7079.

Sincerely,

Kaycee K Hathaway
Staff Planner



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

December 26, 2014

Kaycee Hathaway
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Tomich (BL-14-00025)

Dear Ms. Hathaway:

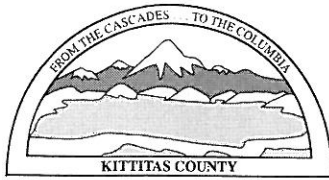
After conducting a review of the above named project, I have the following comments:

- The driveway(s) for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- The addresses shall be posted at the front of the property and easily visible from the road to emergency responders.
- Any new structures or substantial development to existing structures will require a WUI permit.
- 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



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Kaycee Hathaway, CDS
FROM: Christina Wollman, Planner III *CW*
DATE: January 5, 2015
SUBJECT: Tomich BL-14-00025

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.

Kaycee Hathaway

From: Keli Bender <krd.keli@fairpoint.net>
Sent: Friday, February 13, 2015 1:35 PM
To: Kaycee Hathaway
Subject: Re: BL-14-00025 Tomich: Notice to Agencies

Kaycee,

This is in regards to the Tomich Family BL-14-00025. All conditions set forth in the KRD General Guidelines for subdivisions have been met. Please let me know if you need anything further.

Tina Webster

from Keli Benders Desk

On 1/5/2015 9:52 AM, Kaycee Hathaway wrote:

[BL-14-00025 Tomich In County Network](#)

[BL-14-00025 Tomich Out of County Network](#)

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link. Agencies outside of the county network may view the related documentation at the by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number or by opening the above link. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us

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: 38eb45916c6dcbdac24bb8719d004a14



Memo

To: Kaycee Hathaway, CDS

From: Holly Myers, Environmental Health Supervisor

Date: January 14, 2015

RE: BL-14-00025 Tomich

After review of this BLA, it appears that the proposed changes will incorporate the existing home, well and septic system onto one parcel. Based on the information provided it appears the well and septic meet all applicable setbacks to property lines. Based on this information EH recommends approval of this BLA.

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



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

www.co.kittitas.wa.us/health/

Critical Areas Checklist

Monday, January 05, 2015

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

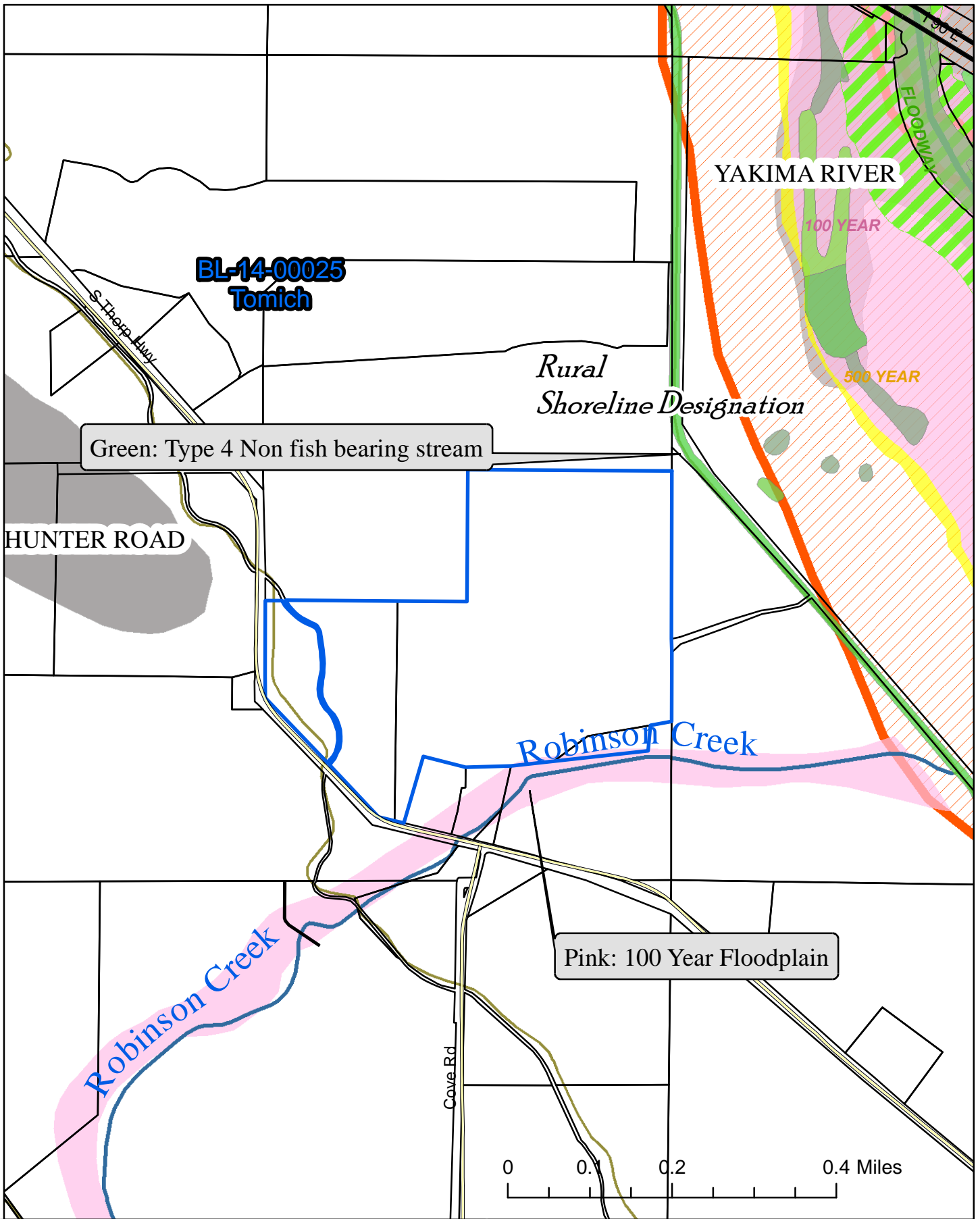
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?



BL-14-00025
Tomich

Critical Areas
Map



**BL-14-00025
Tomich**

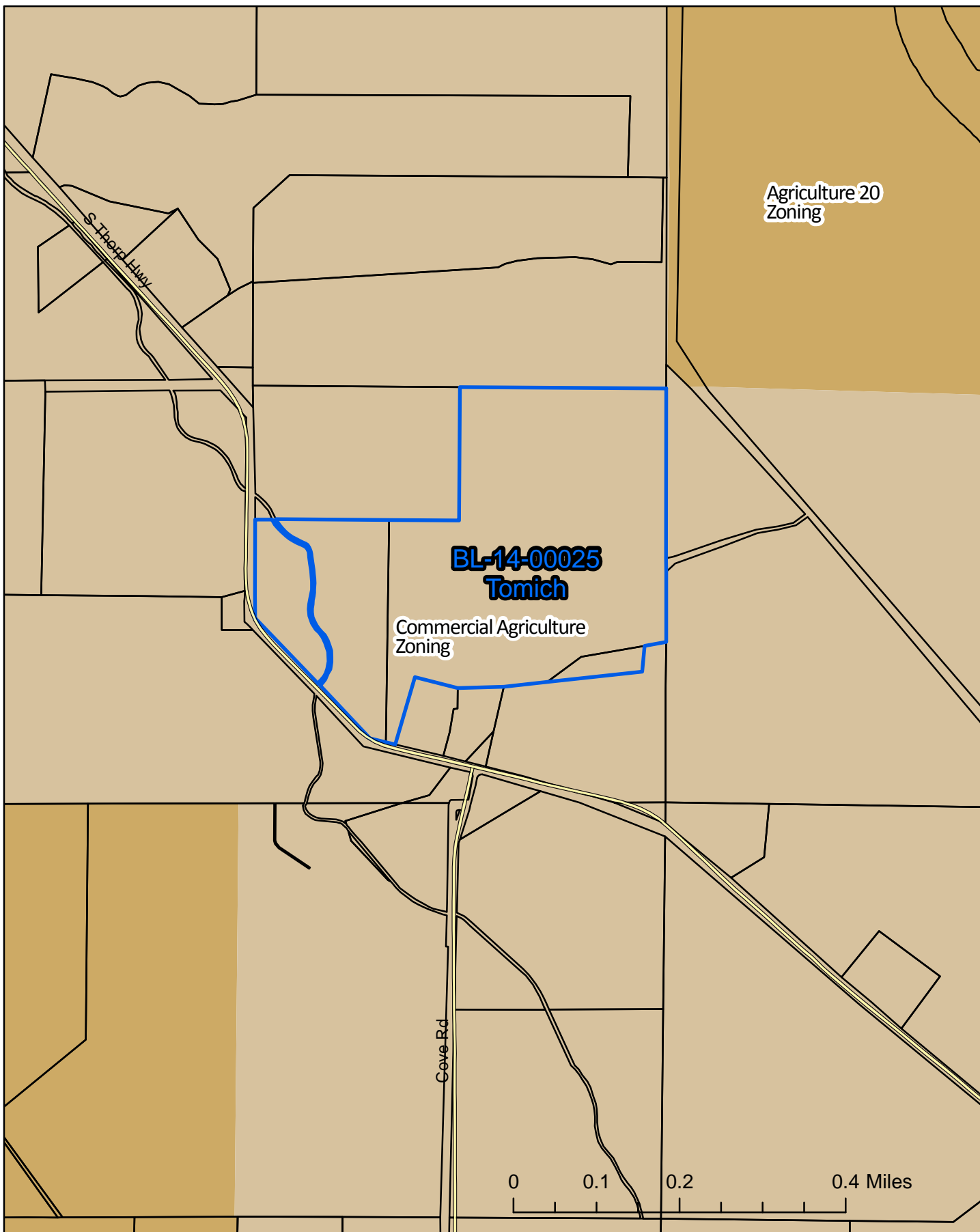
0 0.1 0.2 0.4 Miles
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**BL-14-00025
Tomich**

**Air
Photo**

1/5/2015

kaycee.hathaway

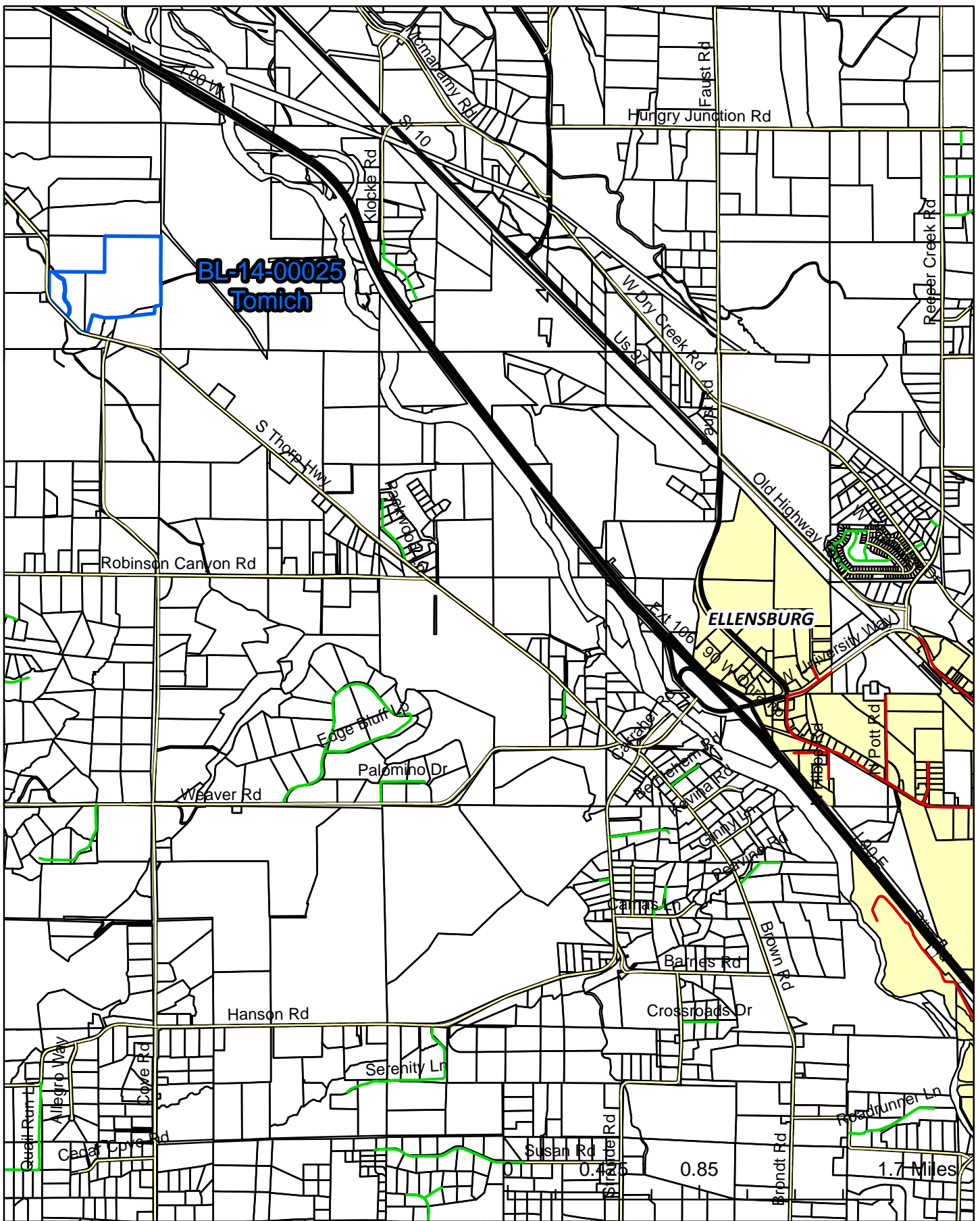


BL-14-00025
Tomich

1/5/2015

Zoning
Map

kaycee.hathaway

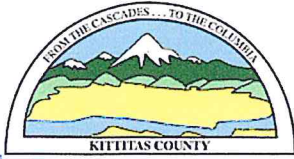


BL-14-00025
Tomich

Area
Map

1/5/2015

kaycee.hathaway



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"

RECEIVED
DEC 02 2014
KITTTAS COUNTY
CDS

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
\$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>12/2/14</u>	RECEIPT # <u>12865</u>	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold; font-size: 1.2em;">PAID</div> <div style="color: red; font-weight: bold; font-size: 0.8em;">DEC 02 2014</div>
DATE STAMP IN BOX			KITTITAS COUNTY CDS

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

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: Eugene J. Tomich
Mailing Address: 6001 S. Thorp Hwy
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-899-5868
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 / Cruse & Assoc.
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-8242
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: S. Thorp Hwy
City/State/ZIP: Ellensburg, WA 98926

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

ptns of SE 1/4 of Section 24, T.18 N., R.17 E., W.M.

6. Property size: 85.70 Ac. (acres)

7. Land Use Information: Zoning: Comm Ag Comp Plan Land Use Designation: Comm Ag

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

13657 (20.00 Ac)
409233 (63.59 Ac)
479233 (2.11 Ac.)

2.11 Ac
20.00 Ac.
68.49 Ac. (Surveyed)

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 Cruise (date) 12/2/2014 Ernest J. Smith (date) 12-2-2014

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: _____

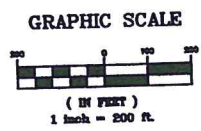
Proposed

PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.

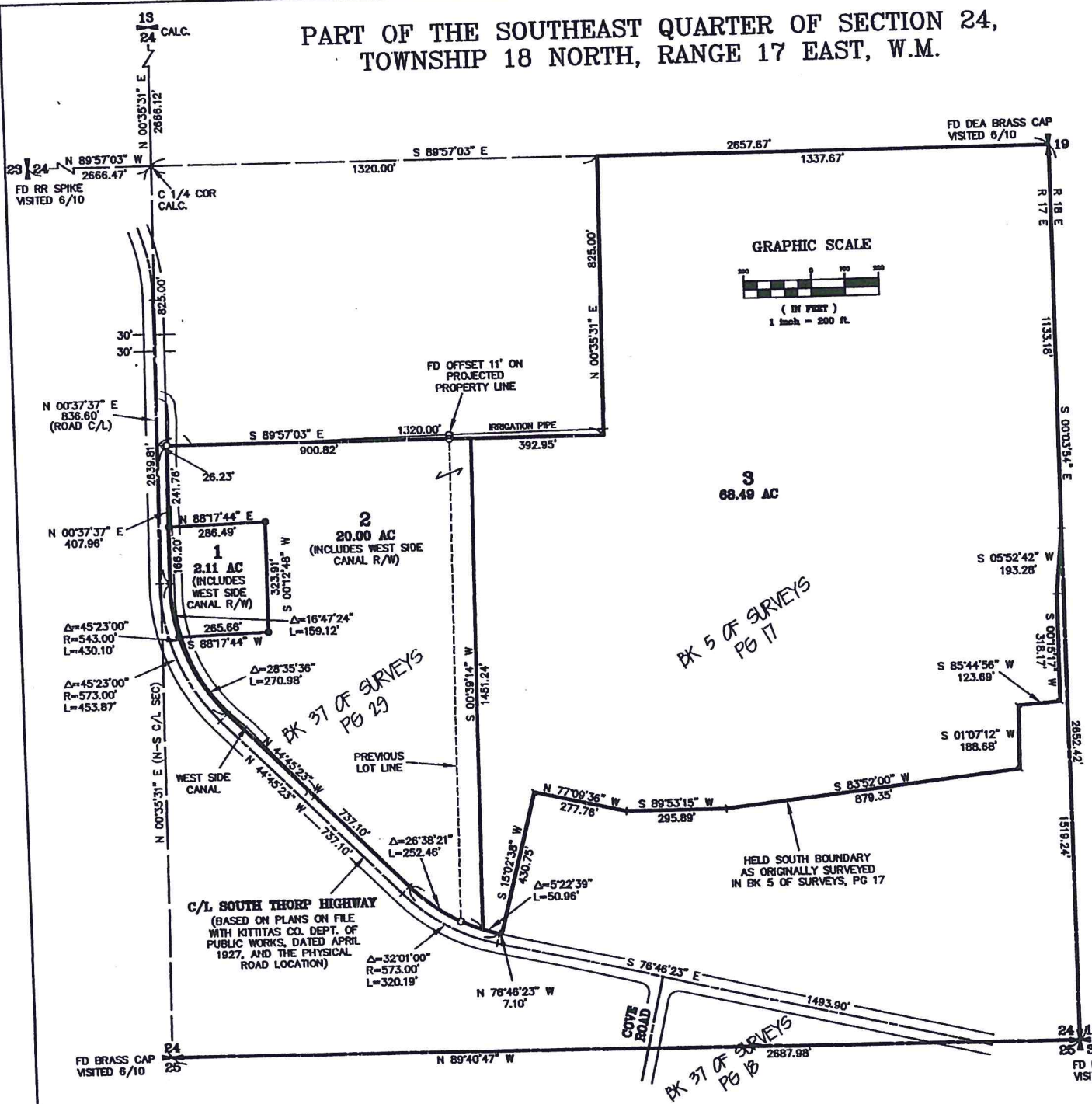


LEGEND

- SET 5/8" REBAR W/ CAP
— "CRUSE 36815"
- FOUND PIN & CAP
- x— FENCE



		X	X
		X	X



AUDITOR'S CERTIFICATE

Filed for record this ____ day of DECEMBER, 2014, at _____ M., in Book 39 of Surveys at page(s) _____ at the request of Cruse & Associates.

JERALD V. PETTIT BY:
KITITITAS 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 EUGENE TOMICH in NOVEMBER of 2014.

PRELIMINARY ONLY

CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815

DATE _____

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98928 (509) 982-8242

TOMICH PROPERTY

PART OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.

Proposed

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR BASIS OF BEARINGS, SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL INFORMATION, SEE BOOK 37 OF SURVEYS, PAGE 29 AND THE SURVEYS REFERENCED THEREON.
4. WESTSIDE CANAL HAS BEEN RELOCATED TO ITS CURRENT LOCATION SHOWN HEREON. THE DEED RECORDED UNDER AFN 198803130013 EXCEPTS THE RIGHT OF WAY AS CONVEYED IN 1894 AND 1913 AND DOES NOT SPECIFY AND RIGHT OF WAY LOCATION.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - PART OF AFN 198803130013

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY RECORDED DECEMBER ____ 2014, IN BOOK 39 OF SURVEYS AT PAGE _____, UNDER AUDITOR'S FILE NO. 201412 _____ RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY RECORDED DECEMBER ____ 2014, IN BOOK 39 OF SURVEYS AT PAGE _____, UNDER AUDITOR'S FILE NO. 201412 _____ RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY RECORDED DECEMBER ____ 2014, IN BOOK 39 OF SURVEYS AT PAGE _____, UNDER AUDITOR'S FILE NO. 201412 _____ RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for record this ____ day of DECEMBER,
2014, at ____ M., in Book 39 of Surveys at
page(s) _____ at the request of Cruse & Associates.

GERALD V. PETTIT BY:
KITTITAS COUNTY AUDITOR



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98928 (509) 962-8242
TOMICH PROPERTY

Tomich

Proposed



Date: 11/5/2014

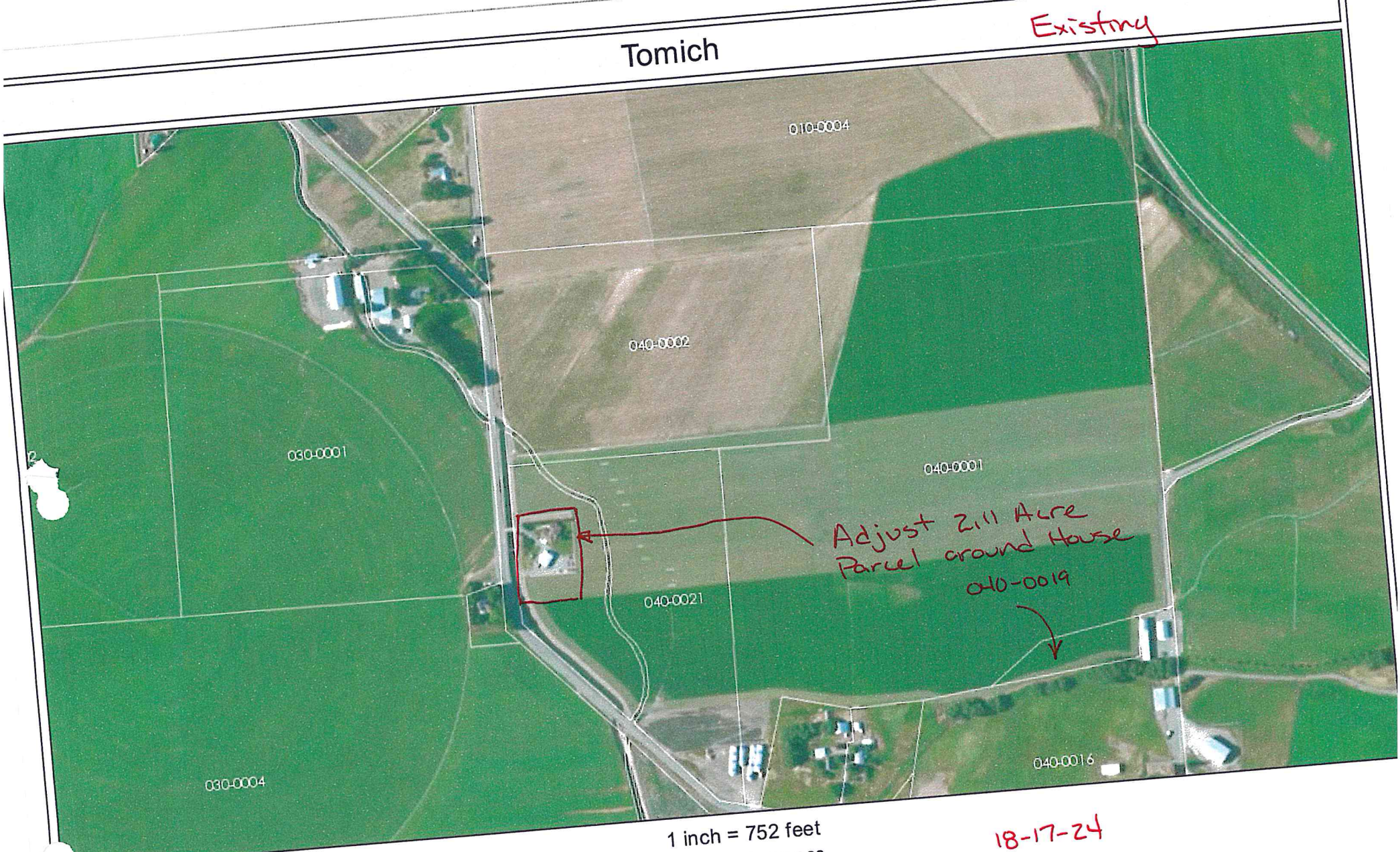
Disclaimer:
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

1 inch = 94 feet
 Relative Scale 1:1,128



Tomich

Existing



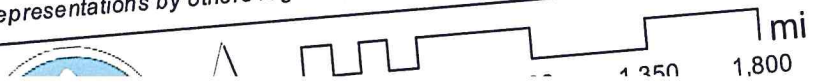
Adjust 211 Acre Parcel around House 040-0019

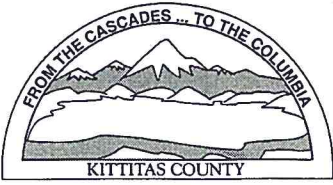
1 inch = 752 feet
Relative Scale 1:9,028

18-17-24

Date: 12/2/2014

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

RECEIPT NO.: 00023865

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 009961

Date: 12/2/2014

Applicant: EUGENE TOMICH

Type: check # 1085

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-14-00025	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-14-00025	BLA MAJOR FM FEE	65.00
BL-14-00025	PUBLIC WORKS BLA	90.00
BL-14-00025	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	595.00