

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

July 28, 2014

Mehdi Mirzaei  
1396 Marguerite St  
Coquitlam, BC V3E0G2

RE: Cana America Enterprises Parcel Combination (CB-14-00008)

Dear Applicant,

Kittitas County Community Development Services has reviewed the proposed combination application and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, Please note the following items that must be completed to complete the process:

1. Please be advised that once two parcels have been combined, they cannot be separated again.
2. Final packet will be submitted by Community Development Services to the Kittitas County Assessor's Office to finalize the boundary line adjustment.

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

Sincerely,

Kaycee Hathaway  
Staff Planner

cc. Assessor's Office

# Critical Areas Checklist

Tuesday, June 24, 2014

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

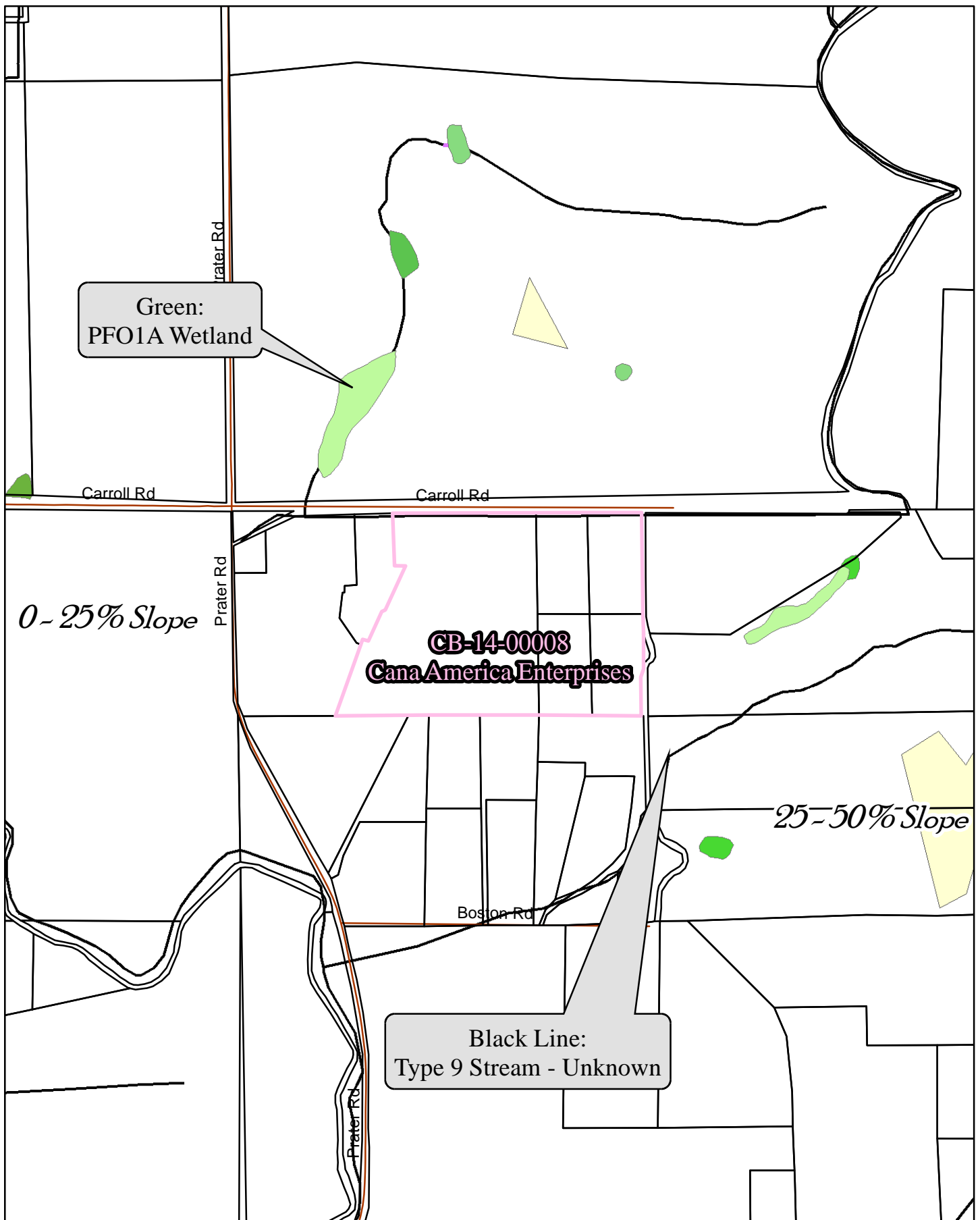
What is the Seismic Designation?

C

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?



**CB-14-00008**  
**Cana America Enterprises**

**Critical Areas**  
**Map**







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

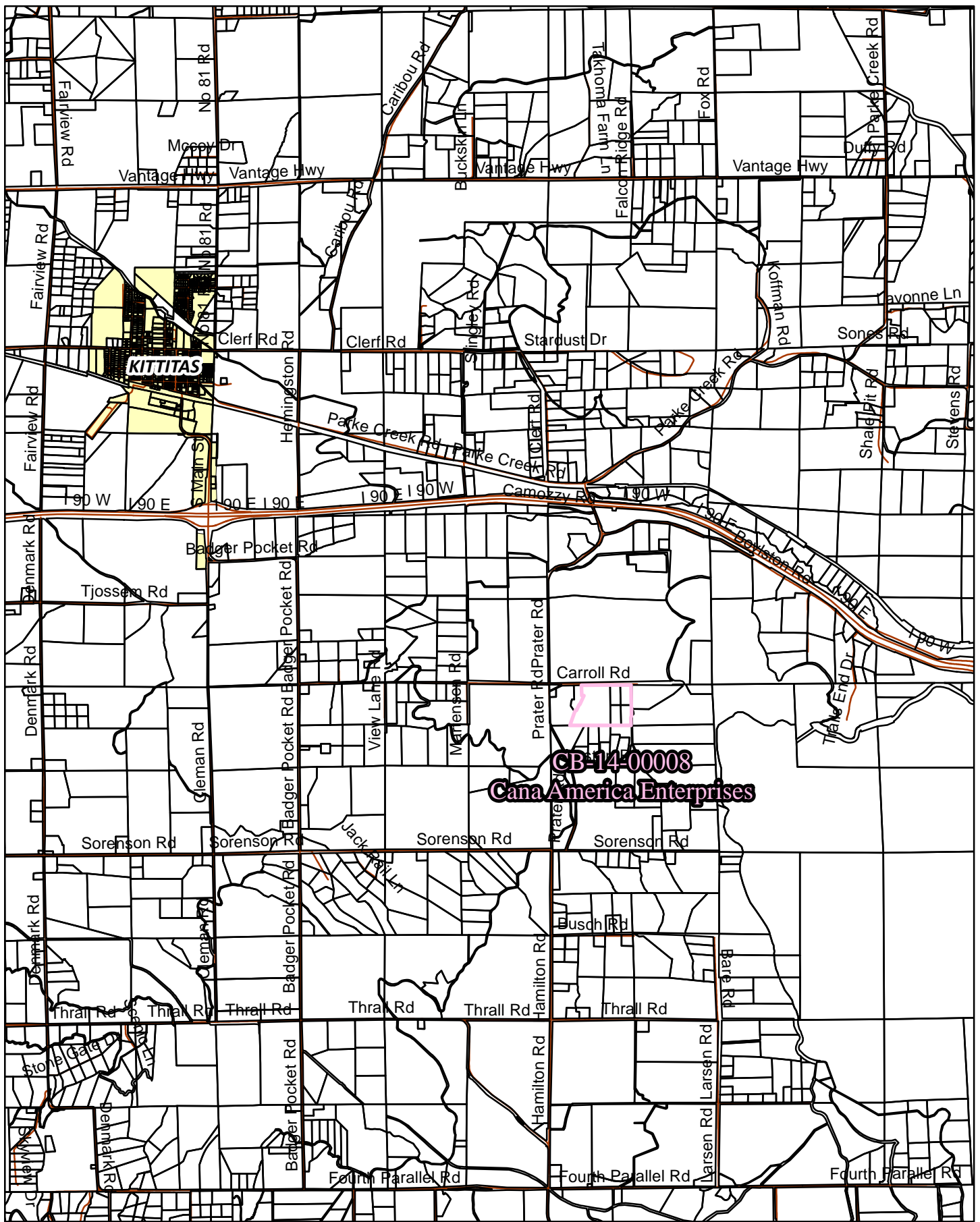
**CB-14-00008**  
**Cana America Enterprises**

**Air Photo**  
**Vertical**

6/24/2014

kaycee.hathaway



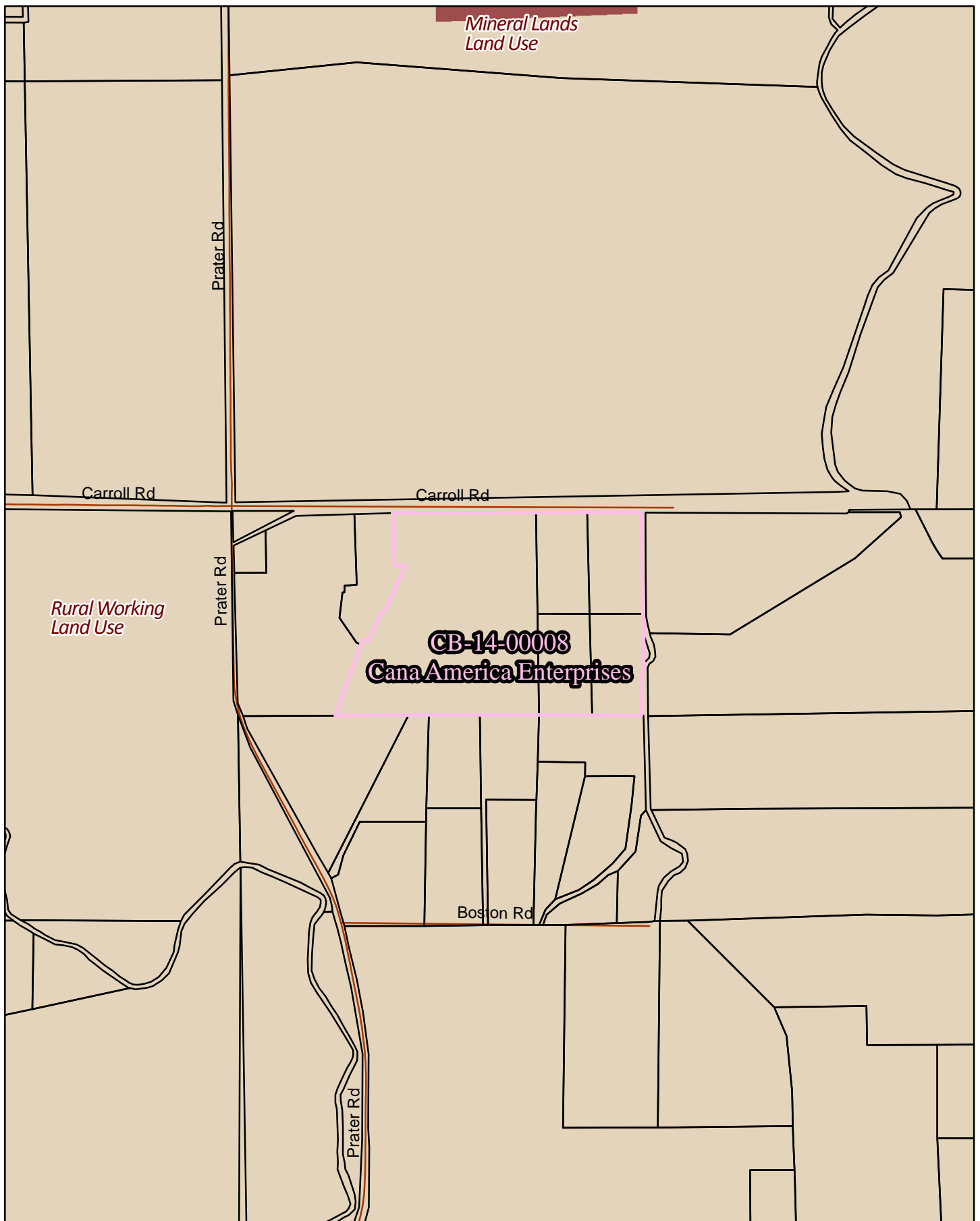


CB-14-00008  
 Cana America Enterprises

Area  
 Map

6/24/2014

kaycee.hathaway



Mineral Lands  
Land Use

Prater Rd

Carroll Rd

Carroll Rd

Rural Working  
Land Use

Prater Rd

**CB-14-00008**  
**Cana America Enterprises**

Boston Rd

Prater Rd

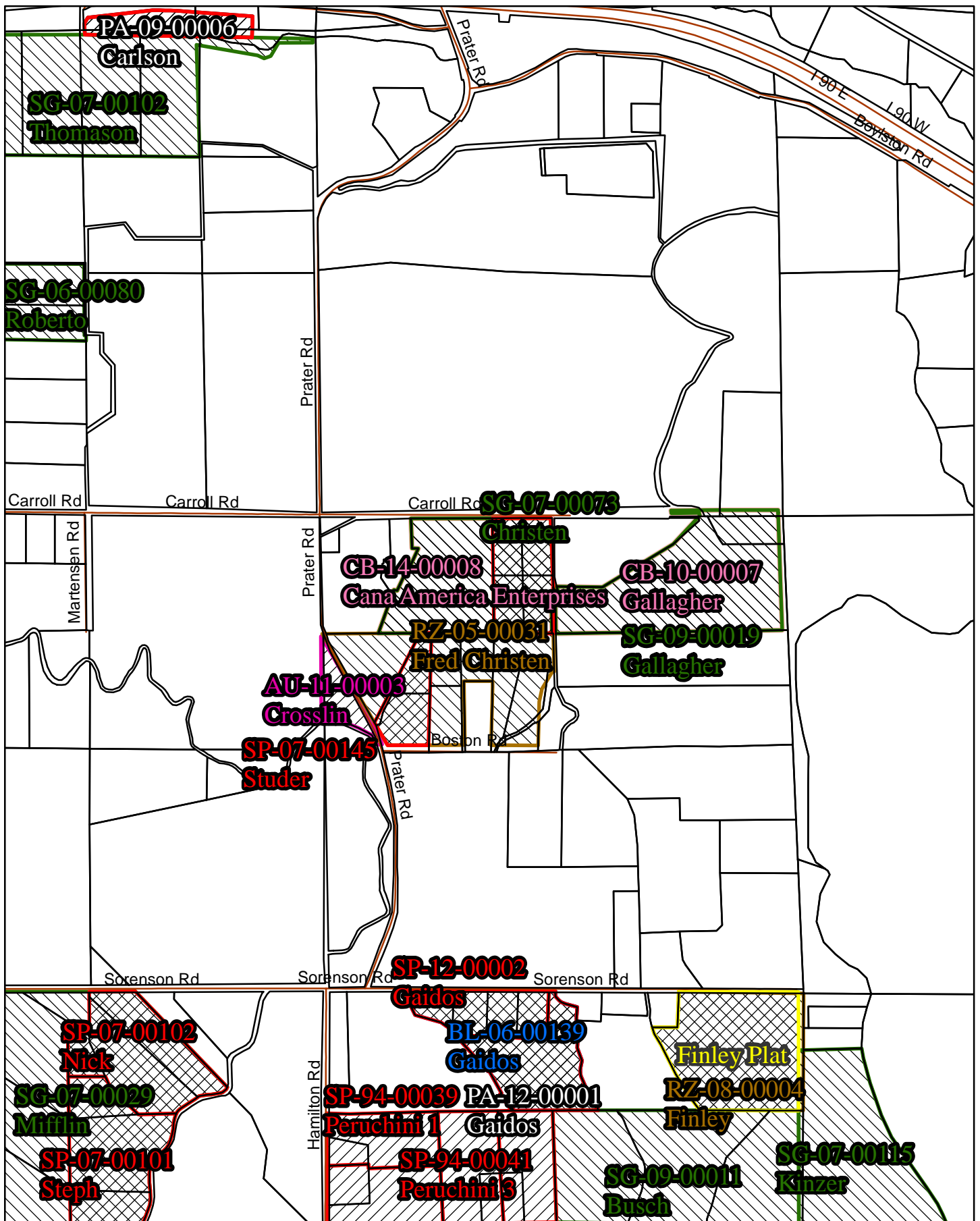
**CB-14-00008**  
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**Land Use**  
**Map**

6/24/2014

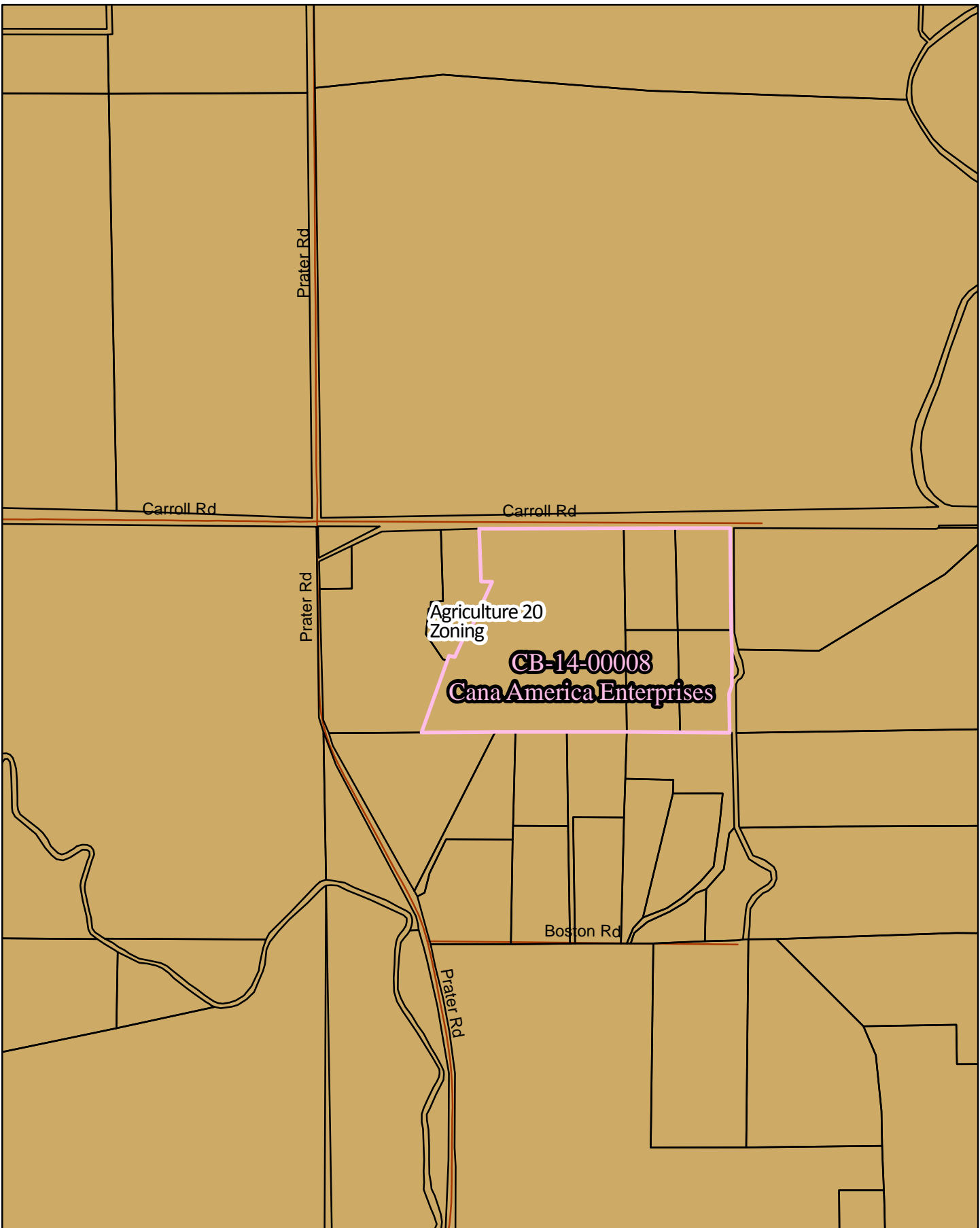
kaycee.hathaway





CB-14-00008  
Cana America Enterprises

Regional Land Use  
Map



**CB-14-00008**  
**Cana America Enterprises**

6/24/2014

**Zoning**  
**Map**

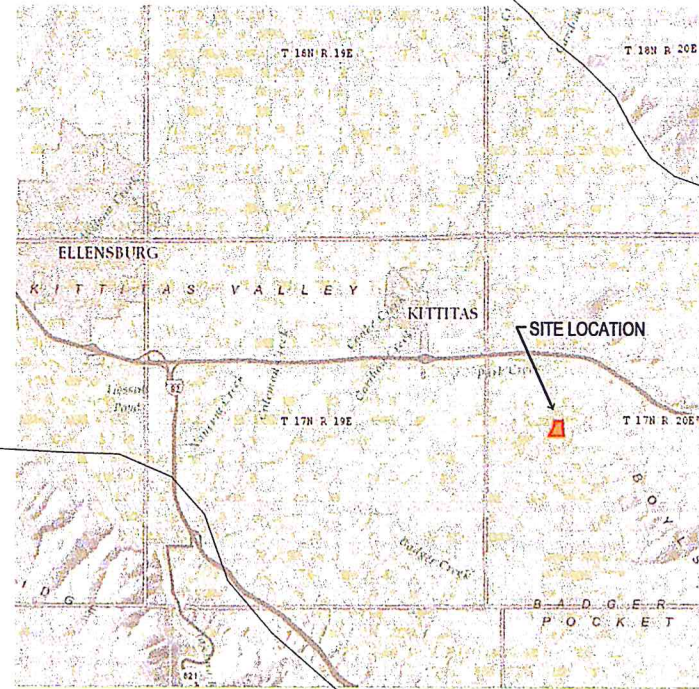
kaycee.hathaway

PIKE IN MON  
 ASE AT CO. RD.  
 INTERSECTION  
 OT VISITED

USGLO BRASS CAP  
 & WITNESS COR  
 17.62' NORTH OF  
 1/4 COR - SEE  
 NOTE 1, BK 16 OF  
 SURVEYS, PGS 94-95  
 VISITED 9/07

18 17  
 19 20

17  
 20



**VICINITY KEY**

*BK 6 OF SHORT PLATS  
 PGS 122-123*

LINE	DIRECTION	DISTANCE
L1	S 78°15'48" E	30.88'
L2	N 00°20'04" E	183.01'
L3	N 35°58'30" E	14.55'
L4	N 75°57'30" E	96.30'
L5	S 88°46'59" W	73.65'

EXISTING PARCEL  
 31.73 ACRES  
 PARCEL ID # 142236

**SINGLE PARCEL**  
 20 ACRES 42.73'  
 COMBINED FROM (4) 5 ACRE PARCELS  
 FINAL PARCEL # TBD

**PARCEL COMBINATION SITE PLAN**

18 JUNE 2014



SW CORNER  
 N1/2 NW1/4

SE CORNER  
 N1/2 NW1/4

**PROPERTY OWNER / PROJECT OWNER:**  
 CANNA AMERICA ENTERPRISES LLC  
 MEHDI MIRZAEI  
 9163-6 12TH ST  
 BLAINE, WA 98230

**CB ANDERSON ARCHITECTS PLLC**  
 7209 Greenwood Avenue North Seattle, Washington 98103  
 Phone 206-782-2911 www.cba-arch.com Fax 206-782-5624

RECEIVED

JUN 28 2014

KITTITAS COUNTY  
 CDS

BK 23 OF  
 SURVEYS  
 PGS 139-140

BK 24 OF  
 SURVEYS  
 PGS 221-222

15' KR D R/W

BK 19 OF  
 SURVEYS  
 PGS 80-81

#956715 #956716

#956718 #956717

EXISTING WELL LOCATION

OLD PARCEL LINES TO BE REMOVED

$\Delta = 37^{\circ}34'39''$   
 $R = 72.30'$   
 $L = 47.42'$

20' KR D R/W C/L CARROLL ROAD

N 89°58'21" W 2668.23' S 89°58'21" E 1613.20' 669.83'

943.37' 703.13' S 00°51'26" E 1344.53' 261.48' 1341.68' N 00°47'49" W

N 01°35'44" W 329.49'

N 24°53'48" E 305.72'

N 19°52'02" E 505.64'

1313.93'

669.84'

670.91'

S 89°54'42" E

2669.68'

S 19°41'30" W

S 00°51'26" E

S 00°51'26" E

1344.53'

245.80'

15.00'

15.00'

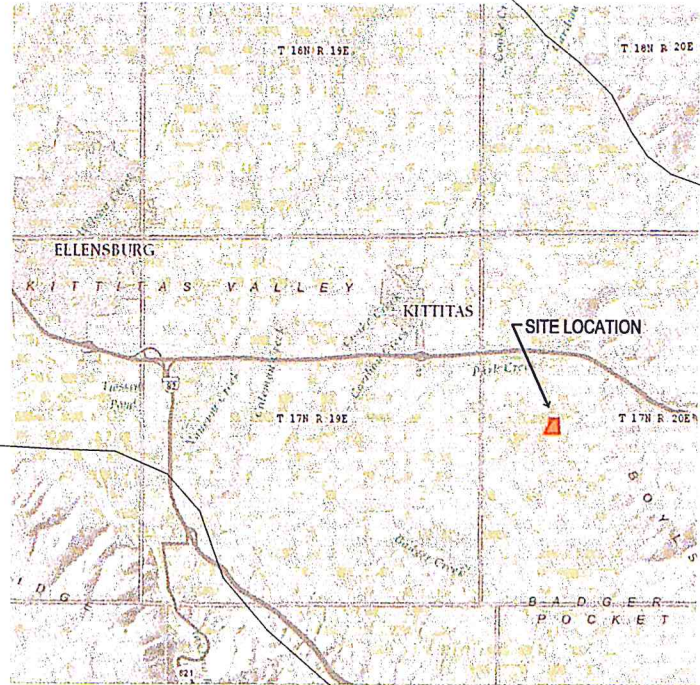


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BK 24 OF  
 SURVEYS

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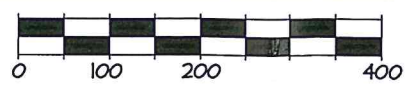
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BK 19 OF  
 SURVEYS

PGS 80-81

**PARCEL COMBINATION SITE PLAN**

18 JUNE 2014



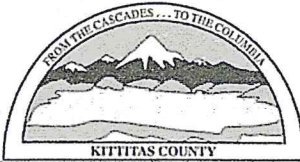
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"Building Partnerships - Building Communities"

KITTTAS COUNTY  
CDS

**PARCEL COMBINATION APPLICATION**

*(The process of combining two or more parcels, per KCC Title 16)*

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 combination 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.
- Legal descriptions of the proposed lots.
- Project narrative description including at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- NA  SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
  - Please pick up a copy of the SEPA Checklist if required)

**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.

**APPLICATION FEE:**

\$50.00 Community Development Services

**\$50.00 Total fees due for this application** (Check made payable to KCCDS)

**FOR STAFF USE ONLY**

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

X

DATE:

6/23/14

RECEIPT #

21085

**PAID**

JUN 23 2014

DATE STAMP HERE  
KITTTAS CO.  
CDS

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

**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: Mehdi Mirzaei  
Mailing Address: 1396 Marguerite St.  
City/State/ZIP: Coquitlam, BC V3E 0G2  
Day Time Phone: 604-928-3837  
Email Address: mehdi48@ymail.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: NA  
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: CRAIG ANDERSON / C.B. ANDERSON ARCHITECTS  
Mailing Address: 7209 GREENWOOD AVE N  
City/State/ZIP: SEATTLE, WA 98103  
Day Time Phone: 206-782-2911  
Email Address: craig@cba-arch.com

**4. Street address of property:**

Address: NO STREET ADDRESS  
City/State/ZIP: YET ASSIGNED

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

SEE ATTACHED

6. Tax parcel numbers: 956715, 956716, 956717, 956718  
7. Property size: each parcel is 5 acres for a total of 20 acres  
(acres)

**8. Land Use Information:**

Zoning: AGRICULTURE 20 Comp Plan Land Use Designation: \_\_\_\_\_



9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

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

956715- 5 acres  
956716- 5 acres  
956717- 5 acres  
956718- 5 acres

956716 20 acres

APPLICANT IS:  OWNER  PURCHASER  LESSEE  OTHER

**AUTHORIZATION**

10. 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.

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:  
(REQUIRED if indicated on application)

Date:

X \_\_\_\_\_

\_\_\_\_\_

Signature of Land Owner of Record  
(Required for application submittal):

Date:

X  \_\_\_\_\_

May 29/2014

Tax Status: paid through 2014

Treasurer's Office Review

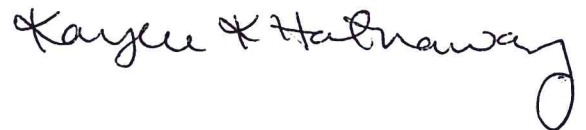
By: B. Munster

Date: 7.25.14

Kittitas County Treasurer's Office

This Parcel combination meets the requirements of Kittitas County code.

Kaycee K Hathaway



AFTER RECORDING RETURN TO:

Canna America Enterprises  
1396 Marguerite Street  
Coquitlam, BC Canada V3E 3G8

CERTIFIED TO BE A TRUE COPY

AF# 201405150026

RECORDING DATE 5/15/14

RECORDING TIME 3:50

Filed for at the request of:  
AMERITITLE

Escrow No. EA-119428

**STATUTORY WARRANTY DEED**

**THE GRANTOR Fred Christen, an unmarried man for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Canna America Enterprises, LLC, a Washington limited liability company the following described real estate, situated in the County of Kittitas, State of Washington:**

Parcel C1 of that certain Survey as recorded January 15, 2008, in Book 34 of Surveys, page 199, under Auditor's File No. 200801150006, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

AND

Lots 1, 2, 3 and 4, of RAINIER VISTA SHORT PLAT, Kittitas County Short Plat No. SP-08-00047, as recorded March 11, 2010, in Book "K" of Short Plats, pages 135 and 136, under Auditor's File No. 201003110001, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

This conveyance is subject to all those items of record, if any, as of the date of this deed and those shown below, if any:

Assessor's Tax Parcel Number(s): 17-20-20000-0016 (142236) 17-20-20057-0001 (956715)  
17-20-20057-0002 (956716) 17-20-20057-0003 (956717) 17-20-20057-0004 (956718)

DATED : April 24, 2014

Fred Christen  
Fred Christen

State of Washington

County of Kittitas

On this day personally appeared before me Fred Christen to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 13<sup>th</sup> day of April, 2014.



Marla K Williams  
Printed Name: Marla K Williams  
Notary Public in and for the State of  
Washington residing at Ellensburg  
My appointment expires 08/25/17

Canna America Enterprises LLC  
19 June 2014

## **Parcel Combination Project Description**

The land owner is applying for a parcel combination of four legal five-acre lots into one 20-acre lot. The parcel numbers of the four adjacent lots are as follows: 956715, 956716, 956717 and 956718. The lots are located on Carroll Road, Kittitas County. No addresses have yet been assigned for the four existing lots. For existing and proposed parcel descriptions please see attached sheet. The lots are empty and there is no access road into the parcels yet.

After the lots are combined the Land Owner intends to develop the single 20-acre parcel.

A well has been drilled on the property and an application for a Group B public water supply is currently being prepared. An application for an on-site septic system is also currently being prepared. The location of the building and on-site septic system is not fully determined.



# CRUSE & ASSOCIATES

## PROFESSIONAL LAND SURVEYORS

CANNA AMERICA ENTERPRISES, LLC DESCRIPTIONS  
6/2/14

Existing:

Lot 1

Lot 1, RAINIER VISTA SHORT PLAT, (Kittitas County Short Plat No. SP-08-00047), as per short plat thereof recorded in Book K of Short Plats, pages 135 and 136, under Auditor's File No. 201003110001, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Lot 2

Lot 2, RAINIER VISTA SHORT PLAT, (Kittitas County Short Plat No. SP-08-00047), as per short plat thereof recorded in Book K of Short Plats, pages 135 and 136, under Auditor's File No. 201003110001, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Lot 3

Lot 3, RAINIER VISTA SHORT PLAT, (Kittitas County Short Plat No. SP-08-00047), as per short plat thereof recorded in Book K of Short Plats, pages 135 and 136, under Auditor's File No. 201003110001, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Lot 4

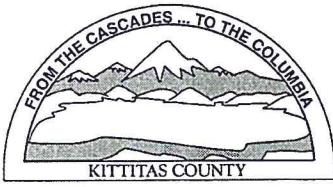
Lot 4, RAINIER VISTA SHORT PLAT, (Kittitas County Short Plat No. SP-08-00047), as per short plat thereof recorded in Book K of Short Plats, pages 135 and 136, under Auditor's File No. 201003110001, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Proposed:

20 Acre Parcel

Lots 1, 2, 3 and 4, RAINIER VISTA SHORT PLAT, (Kittitas County Short Plat No. SP-08-00047), as per short plat thereof recorded in Book K of Short Plats, pages 135 and 136, under Auditor's File No. 201003110001, records of Kittitas County, Washington; being a portion of the Northwest Quarter of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.





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

RECEIPT NO.: 00021685

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

Account name: 028640

Date: 6/23/2014

Applicant: MEHDI MIRZAEI

Type: check # 1531

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-14-00008	PARCEL COMBINATION	50.00
	Total:	50.00