

KITITITAS 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"

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
\$175.00	Kittitas County Public Health Department Environmental Health
\$555.00	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 	RECEIPT # 	
DATE STAMP IN BOX			

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

FORM LAST REVISED: 1-30-2012

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:** Lot 23
Landowner(s) signature(s) required on application form

Name: PAT S. ELLIS
Mailing Address: P.O. Box 105
City/State/ZIP: SNOQUALMIE PASS WA. 98068-0105
Day Time Phone: 206-714-1640 -CELL 425-434-5850 -HOME
Email Address: PAT 105 @ LIVE.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: _____
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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: _____
City/State/ZIP: _____

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

ATTACHED

6. **Property size:** Lot 23 50' x 500' 57 Acres (acres)

7. **Land Use Information:** Zoning: RESIDENTIAL Comp Plan Land Use Designation: RESIDENTIAL

8. Existing and Proposed Lot Information

Original Parcel Number(s) & Acreage
(1 parcel number per line)
22-11-09011-23

New Acreage
(Survey Vol. ____, Pg ____)

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

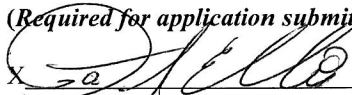
AUTHORIZATION

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:
(REQUIRED if indicated on application)
X _____ (date) _____

Signature of Land Owner of Record
(Required for application submittal):
X  (date) 10-1-2012

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: _____

Narrative of proposed boundary line adjustment.

A boundary line adjustment is being requested to accommodate a covered walkway/snowshed within 2 ft. of the current south property line of lot 23. By agreement between the property owners of lot 23 and lot 24, a boundary line adjustment is requested to meet the requirement of a 5 foot set back from the current property boundary. Water and sewer lines are located on the north side of lot 23, 40 ft. from the property line to be adjusted and 30 ft. from the north line of lot 24.

It is requested the line to be adjusted is to start 19 ft. from the southwest corner of lot 23 also known as the northwest corner of lot 24. At the point of beginning for the adjustment, the line will turn south and move 5 ft. then turn east for 36ft. then 5 ft. north back to the original line dividing lots 23 and 24, thus providing a 7 ft. setback for the 8ft by 26ft snow shed walkway.

Thus making the adjustment $5 \times 36 \times 5$ for a total of 180 square feet.

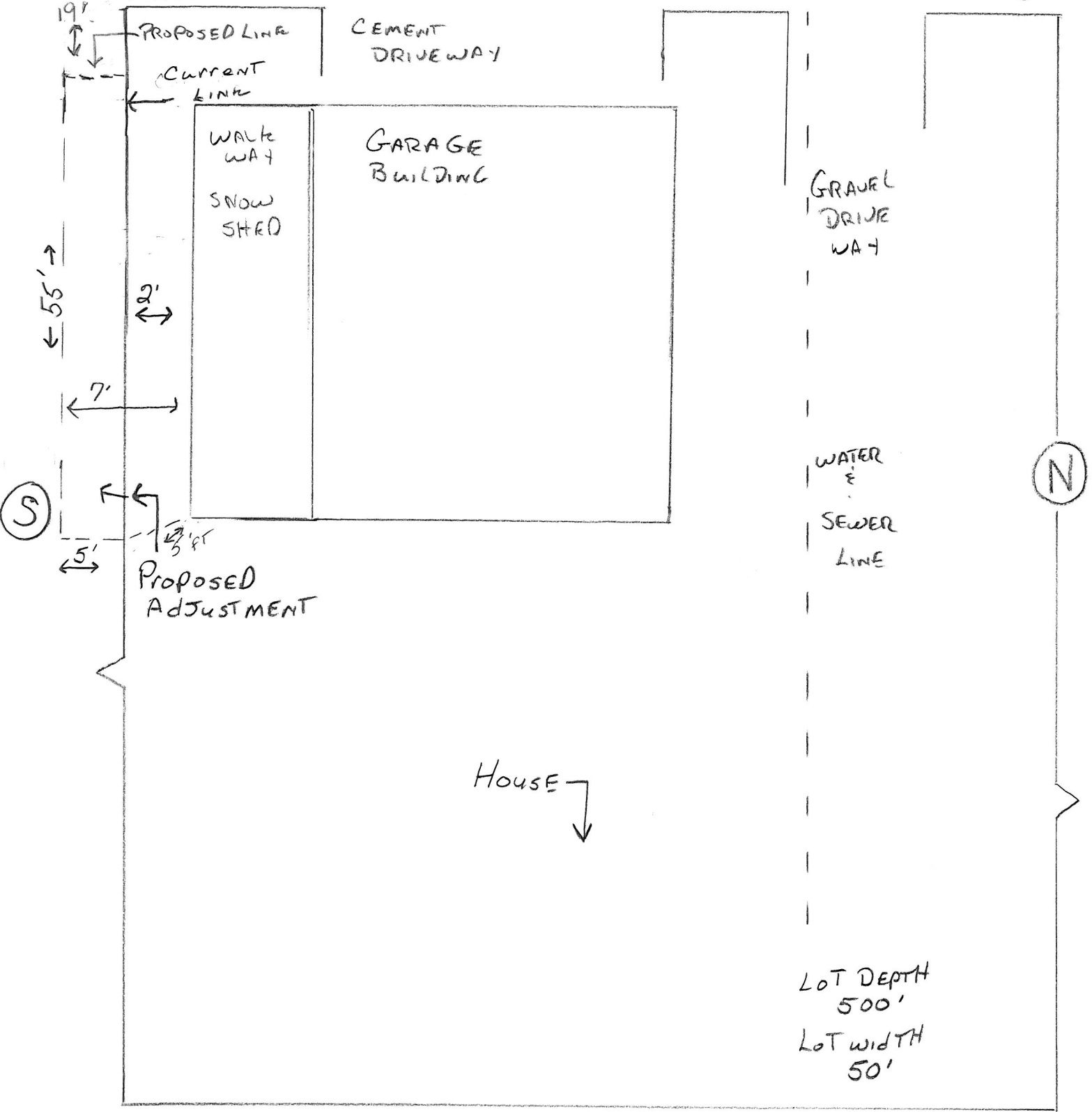
Diagram attached.

W

Diagram of Adjustment Request

Lot 23

YELLOWSTONE TRAIL ROAD



N

S

E

LOT DEPTH
500'
LOT WIDTH
50'

House

Proposed
Adjustment

WATER
&
SEWER
LINE

GRAVEL
DRIVE
WAY

CEMENT
DRIVEWAY

GARAGE
BUILDING

WALK
WAY
SNOW
SHED

PROPOSED LINE

CURRENT
LINE

55'

22'

7'

5'

2 1/2'

19'

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:** LOT 24
Landowner(s) signature(s) required on application form
Name: Chris and Yolande Waters
Mailing Address: 1026 NE 98th St.
City/State/ZIP: Seattle, WA 98115
Day Time Phone: 206-523-5161
Email Address: Chrisandmia @ Comcast.net

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: _____
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: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**
Address: _____
City/State/ZIP: _____

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

6. **Property size:** LOT 24 100 x 350' .80 acres (acres)

7. **Land Use Information:** Zoning: RESIDENTIAL Comp Plan Land Use Designation: RESIDENTIAL

8. Existing and Proposed Lot Information

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

New Acreage
(Survey Vol. ____, Pg ____)

22-11-09011-24

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 _____ (date) _____

X [Signature] (date) 10/1/12
X Chris Wata 10/1/12

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: _____

Legal description of lot 23

Tax Id Map Number 22-11-090011-0023

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 22 North, Range 11 East, W.M., in the County of Kittitas, State of Washington, which is bounded by a line described as follows:

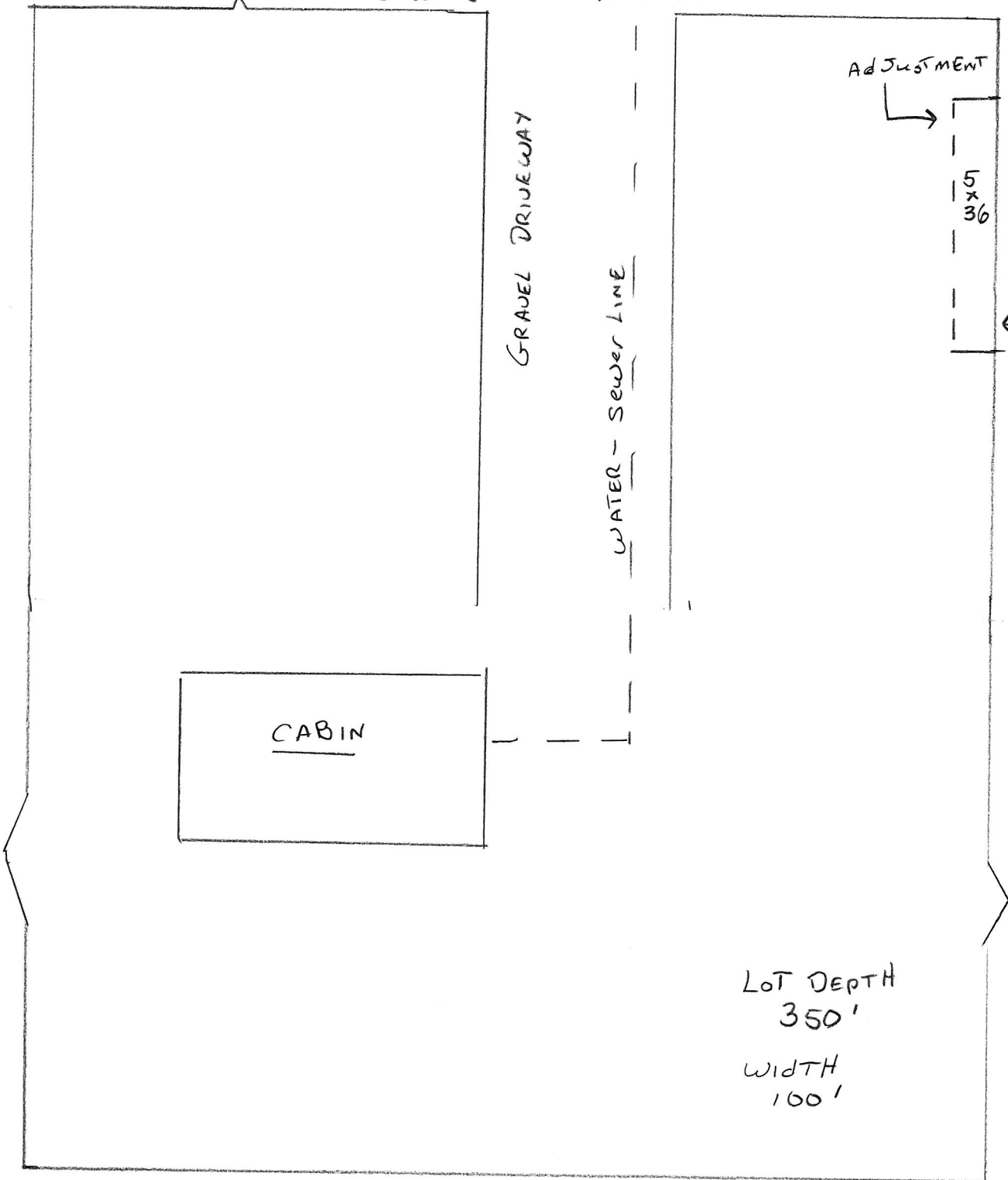
Beginning at the Northeast corner of said Section 9 and running thence South 700 feet; thence West, parallel with the North line of said Section 9, 450 feet to the true point of beginning; thence West, parallel with the North line of said Section 9, 500 feet, more or less, to the East line of a road known as the Yellowstone Trail; thence South along the East line of said road, 50 feet; thence running East, parallel with the North line of said Section 9, 500 feet more or less to a point 450 feet West of the East line of said Section 9, thence North 50 feet; to the true point of beginning.

W

Diagram of Adjustment Request

Lot 24

YELLOWSTONE TRAIL ROAD



CABIN

GRAVEL DRIVEWAY

WATER - SEWER LINE

ADJUSTMENT

15
x
36

CURRENT
LINE

LOT DEPTH
350'

WIDTH
100'

S

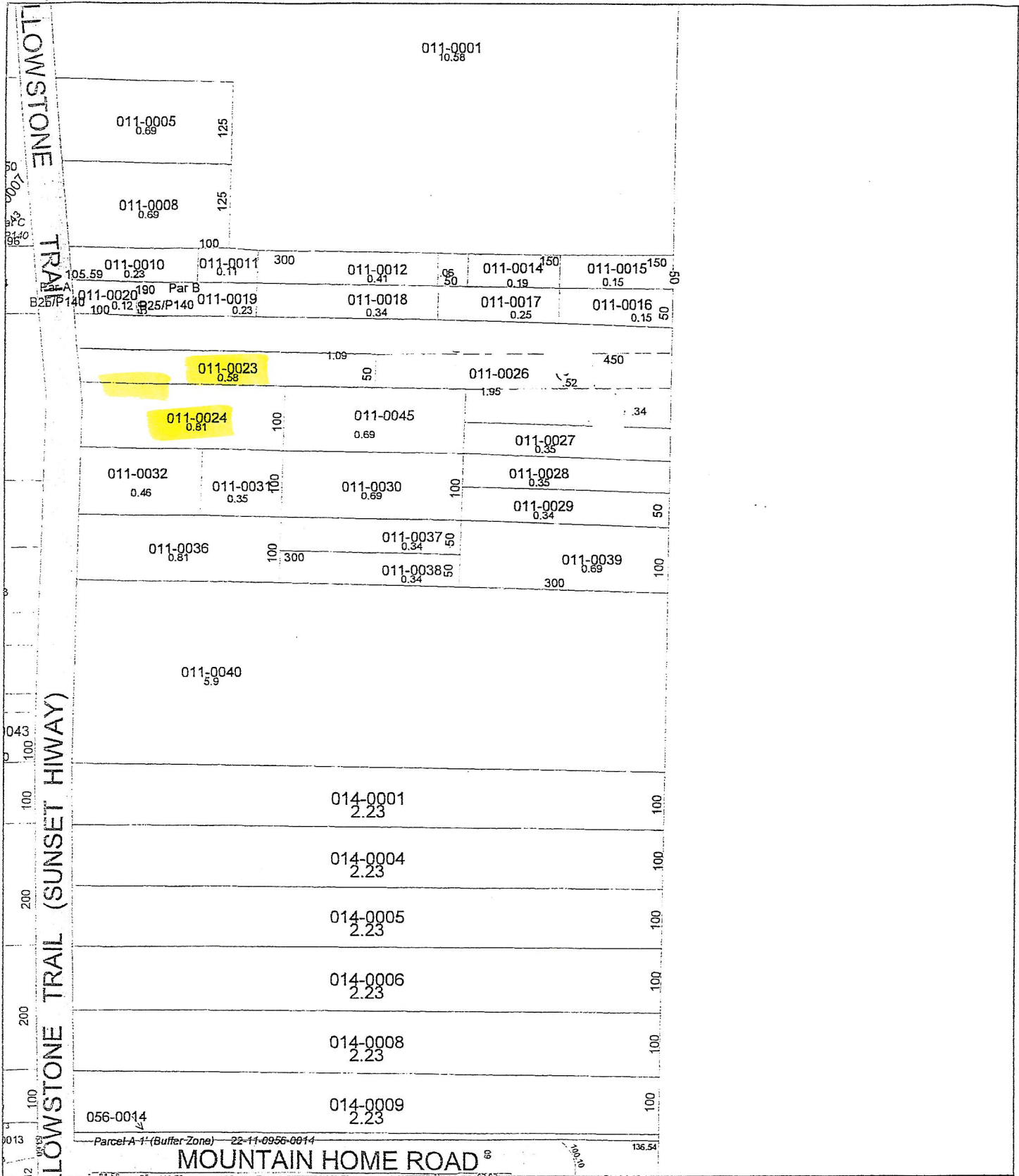
N

E

Legal Description of Lot Number 24

Tax Id Map Number 22-11-090011-0024

BEGINNING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 E. W.M. THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID SECTION 9, 750 FEET TO THE TRUE POINT OF BEGINNING. THENCE RUNNING WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 9, 950 FEET MORE OR LESS TO A POINT ON A ROAD KNOWN AS "THE YELLOWSTONE TRAIL" . THENCE SOUTH ON THE EAST LINE OF SAID ROAD 100 FEET. THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 9, 950 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 9. THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 9, 100 FEET TO THE TRUE POINT OF BEGINNING.



Township: 22 Range: 11 Section: 9

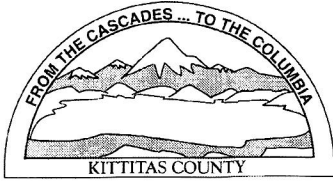
ParcelView 4.0.1

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 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 7/23/2004 6:29:50 PM



Scale: 1 inch = 200 feet

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessor's Office does not warrant its accuracy.



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

RECEIPT NO.: 00015467

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 026095

Date: 10/1/2012

Applicant: ELLIS, PATRICK S ETUX

Type: check # 14401

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-12-00029	BOUNDARY LINE ADJUSTMENT MAJOR	225.00
BL-12-00029	BLA MAJOR FM FEE	65.00
BL-12-00029	PUBLIC WORKS BLA	90.00
BL-12-00029	ENVIRONMENTAL HEALTH BLA	175.00
	Total:	555.00