




STEVENS COUNTY LAND SERVICES
NOTICE OF APPLICATION AND HEARING

To: Dept. of Ecology, Eastern Regional Office
Dept. of Natural Resources, NE Regional
Dept. of Fish and Wildlife
Dept. of Health
Washington State Dept. of Transportation
Stevens County Public Works Department
Stevens County Fire Marshal
Stevens County Fire District No. 4

Building Division - Land Services Dept.
Northeast Tri-County Health District
Chewelah School District
Avista
Quest
Stevens County Assessor's Office
Susan Roberson
Adjoining Property Owners

From: Paulette Yochum, Planner 

Date: October 19th, 2011

Subject: Notice for SPV 1-87, Roberson

Enclosed please find a Notice of Application and related file documents for **SPV 1-87**. The applicant, **Susan J. Roberson**, a single woman, has requested to vacate Short Plat No. SP 1-87 as recorded on May 19th, 1987, in Book B of Short Plats by Survey, page 60, under Auditor's File Number 8703508. The plat, which contains approximately 8.2+/- acres, created 4 residential lots. The proposal is to vacate the lots along with the easement.

Please retain these items for future reference. Interested parties may obtain copies of related file documents by contacting the Land Services office.

Contents of the entire file are available for public inspection at the Planning Division of the Stevens County Land Services office, located at 260 South Oak, Courthouse Annex, Colville, Washington, from the hours of 8:00 a.m. to Noon and 1:00 p.m. to 4:30 p.m., Monday through Friday, excluding County holidays.

Public comment on the application will be accepted at any time prior to the **close of public testimony at the open record predecision hearing scheduled below**. Please submit written comments to Paulette Yochum, Planner, 215 S. Oak—Courthouse Annex, Colville, WA 99114 or by e-mail at pyochum@co.stevens.wa.us. Phone: (509) 684-2401, Fax: (509) 684-7525.

The Hearing Examiner for Stevens County, Washington, will hold an open record predecision hearing at **9:00 a.m., on Wednesday, November 30th, 2011**, in Room 215 of the Stevens County Courthouse located at 215 South Oak Street, Colville, Washington.

If you have any questions, please do not hesitate to contact us.

Building Division: (509) 684-8325
FAX: (509) 685-0674

Planning Division: (509) 684-2401
FAX: (509) 684-7525

MAILING ADDRESS: 215 S. Oak St. – Courthouse Annex • Colville, WA 99114
STREET ADDRESS: 260 S. Oak St. – Courthouse Annex • Colville, WA 99114



STEVENS COUNTY LAND SERVICES
NOTICE OF APPLICATION AND HEARING

Applicant: Susan J. Roberson, a single woman

File No.: SPV 1- 87

Description of Proposal: The proposal is to vacate Short Plat No. SP 1-87 as recorded on May 19th, 1987, in Book B of Short Plats by Survey, page 60, under Auditor's File Number 8703508. The plat, which contains approximately 8.2+/- acres, created 4 residential lots. The proposal is to vacate the lots along with the easement.

Location of Proposal: Portions of the Northeast quarter, the Northwest quarter and the Southwest quarter known as part of the N.I.T. Lode, M.S. 1179, all in Section 7, Township 32 North, Range 41 East, W.M., in Stevens County, Washington, as shown and described in said Short Plat SP 1-87. Tax Parcel Numbers 434415, 434515, 434530, and 434535.

Date of Application: August 24th, 2011

Date this Notice was issued: October 19th, 2011

List of Project Permits: Stevens County Plat Vacation Approval
Other required permits not included in the application to the extent known: None

Lead Agency: Planning Division of the Stevens County Land Services Department

The application and contents of the entire file are available for public inspection at the office of the Planning Division of the Stevens County Land Services Department, 260 South Oak, Courthouse Annex, Colville, Washington, from the hours of 8:00 a.m. through 4:30 p.m. Monday through Friday, excluding County holidays. There are no other existing environmental documents known that evaluate the proposed project other than those contained in the file.

Public comment on the application will be accepted at any time prior to the **close of public testimony at the open record predecision hearing scheduled below**. Any person has the right to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made and, if he or she has standing, to appeal. No decision on the application will be made until after the close of the public comment period.

The Hearing Examiner for Stevens County, Washington, will hold an open record predecision hearing at **9:00 a.m., on Wednesday, November 30th, 2011**, in Room 215 of the Stevens County Courthouse located at 215 South Oak Street, Colville, Washington.

Preliminary determination has been made that the following development regulations will be used for project mitigation and consistency: Stevens County Comprehensive Land Use Plan, adopted under Resolution No. 59-2006 and amended by Resolution No. 16-2008; Stevens County Unified Development Code, Title 3, adopted under Ordinance No. 2007-01 and amended by Ordinances No. 2008-01, 2008-03 and 3-2009; Chapters 36.70B and 58.17 RCW.

For further information contact Ms. Paulette Yochum, Planner, Planning Division of the Stevens County Land Services Department at (509)684-2401. Mailing Address: 215 South Oak Street – Courthouse Annex, Colville, WA 99114.

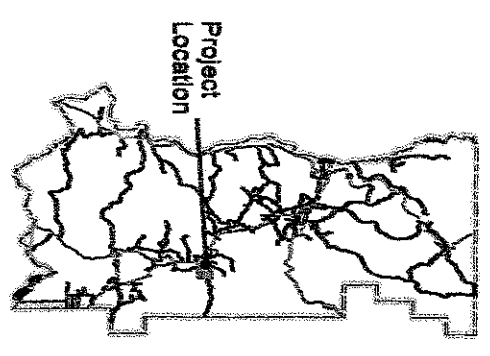
Building Division: (509) 684-8325
FAX: (509) 685-0674

Planning Division: (509) 684-2401
FAX: (509) 684-7525

MAILING ADDRESS: 215 S. Oak St. – Courthouse Annex • Colville, WA 99114

STREET ADDRESS: 260 S. Oak St. – Courthouse Annex • Colville, WA 99114

Vicinity Map for:
 SPV 1-87
 Susan Roberson
 2401 B Flowery Trail Road, Chewelah
 Parcel # 434418 (Lot SP 1-87-A)
 Parcel # 434618 (Lot SP 1-87-B)
 Parcel # 434630 (Lot SP 1-87-C)
 Parcel # 434636 (Lot SP 1-87-D)
 In Sec. 7, Twp. 32 N., Rge 41 EWM
 in Stevens County, Washington



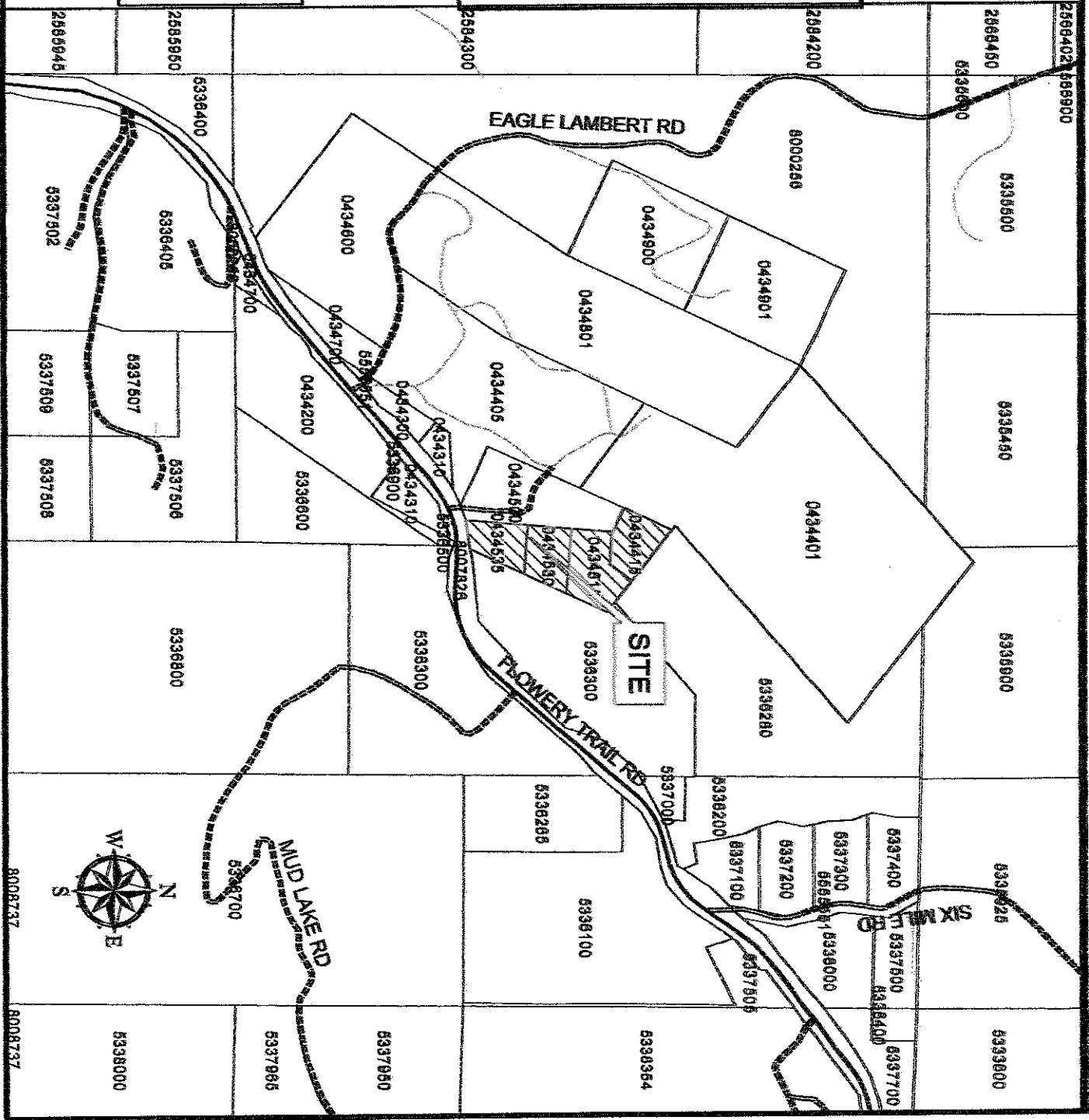
1 Inch = 800 Feet



Date: October 19th, 2011

This map is for informational purposes only to help identify the project location. It does not represent a legal survey of the land. Stevens County assumes no liability regarding the information's accuracy.

Planning Division,
 Stevens County Land Services Dept.
 280 S Oak St, Colville, WA 99114
 509-884-2401



8008737

SHORT PLAT No. 1-87

RESTRICTIONS

1. Prior to construction, placement or determination of any thing to be done, easements or restrictions with in this plat, a survey is hereby authorized to be made by the Surveyor of the County of Washington, District of Columbia, to determine the location and extent of the easements and restrictions herein.

2. No lot or tract shall be altered, changed or sold or lease without prior approval of the prior owner(s).

3. This plat has been approved as a preliminary subdivision and no lot or tract shall be sold or conveyed until a final plat is filed with the Surveyor of the County of Washington, District of Columbia.

SURVEYORS CERTIFICATE

This map, certificate, requirements and plat were prepared by me or under my supervision and I am a duly licensed Surveyor of the County of Washington, District of Columbia.

William F. Parnell
Surveyor

PLAT CERTIFICATE

Short Plat No. 1-87 has been examined and approved by me on this day of May, 1987.

David P. Hume
Commissioner

OWNERS CERTIFICATE

By the approval of the Surveyor of the County of Washington, District of Columbia, this plat is hereby approved and the Surveyor is authorized to execute the same and to execute the same with all necessary and proper powers.

William F. Parnell
Surveyor

ACKNOWLEDGEMENT

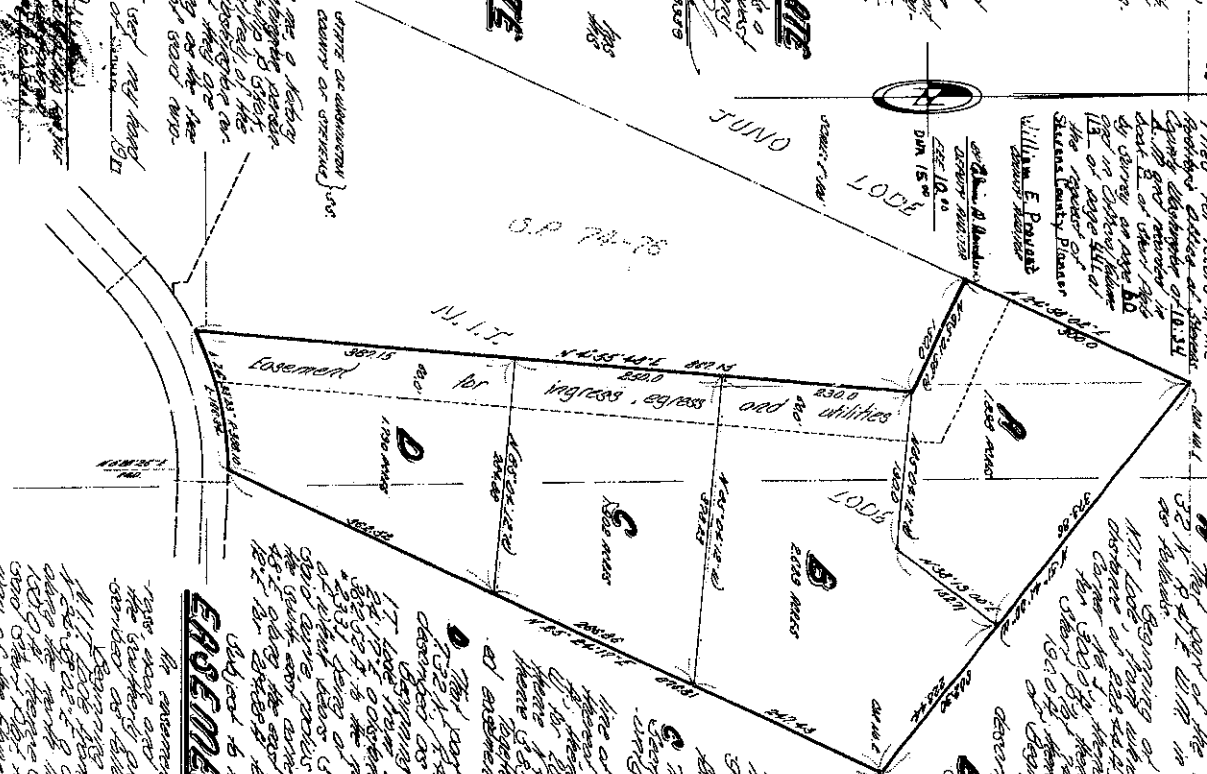
This is to certify that I, the Surveyor of the County of Washington, District of Columbia, have caused this plat to be recorded in the Office of the Surveyor of the County of Washington, District of Columbia, and that the same is a true and correct copy of the original as filed with me.

William F. Parnell
Surveyor

OWNER'S CERTIFICATE

I, the owner of the lot described in the plat, hereby certify that the same is a true and correct copy of the original as filed with me.

William F. Parnell
Owner



DESCRIPTIONS

1. That part of the N 11° 17' 00\"/>

2. That part of the N 11° 17' 00\"/>

3. That part of the N 11° 17' 00\"/>

4. That part of the N 11° 17' 00\"/>

5. That part of the N 11° 17' 00\"/>

EASEMENT

The easement is a right of way and of other uses, and the grantor is hereby authorized to execute the same and to execute the same with all necessary and proper powers.

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SUBDIVISION VACATION APPLICATION

STEVENS COUNTY LAND SERVICES—PLANNING DIVISION
Street Address: 260 S. Oak—Courthouse Annex, Colville, WA
Mailing Address: 215 S. Oak—Courthouse Annex, Colville, WA 99114
Phone: 509-684-2401 Fax: 509-684-7525
www.co.stevens.wa.us/LandServices/index.php

FOR OFFICE USE ONLY
File Number: SPV 1-87
Receipt: 17038
Date Received: **RECEIVED**
AUG 24 2011

(Type #3 Application)

Application Checklist:

- Application fee** of \$400 (See Fee Schedule), payable to Stevens County Land Services. SA 2008-0155 C 11036
- Completed application** form.
- Title Report or Plat Certificate**, issued within the previous thirty days.
- One copy of the plat** to be vacated.
- One copy of the restrictive covenants**, if applicable. **NOTE:** If the request to vacate the subdivision would result in the violation of a covenant, a document signed by all parties subject to the covenants agreeing to terminate the relevant covenant to allow the vacation of the subdivision must accompany this application.
- Notarized Signatures** of all parties having an ownership interest in the portion of the subdivision to be vacated. This includes all contract owners, deed holders and lien holders. This *does not* include mineral right or easement owners.

APPLICANT SIGNATURES

This application is subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed subdivision until a Determination of Completeness is issued pursuant to SCC 3.30.110.

I certify that the information contained on this application is true, complete and accurate to the best of my knowledge. I understand that information will be used by Stevens County for determining whether this proposal meets the Decision Criteria. I hereby grant to Stevens County, the right to enter the above-described location to inspect the proposed work.

Signature of: (Circle one) Property Owner Primary Contact/Agent*

Susan Roberson

***NOTE:** As per SCC 3.30.100, Property owner is required to sign the application if the Agent does not have written proof of authorization.

SUBDIVISION VACATION APPLICATION

CONTACT INFORMATION

Primary Contact: Susan Roberson
Mailing Address: 2461-B Flowery Trail Rd.
City Chewelah State WA Zip 99109
Day Time Phone: Cell 509-675-4819 ~~Fax:~~ Home 509-935-4029
Email Address: _____

Property Owner(s): Same as above
Mailing Address: _____
City _____ State _____ Zip _____
Day Time Phone: _____ **Fax:** _____
Email Address: _____

LEGAL DESCRIPTION

Tax Parcel Number(s) to be vacated: 434535, 434530, 434515, 434415
Name of subdivision to be vacated: Tx 16 in N.I.T. LODGE, Patented mines
Survey # 1179 (LS HWY) aka SP 1-87-D Sec. 7 Twp. 32 Rge. 41
Total Number of Lots: 4
Total Acreage: 8.119

CURRENT PROPERTY USE

Please describe the current use of and the existing structures on the property with distances to property lines and dimensions:

Home on parcel 434535 + pole garage
as per site plan on Home

Pole garage west P.L. N.P.L. W.P.L.
22' wide X 20' deep X 10' - Left p.line 24', Right P.L. 30' Rea corner 50'

