

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

MEMORANDUM

TO: Cruse & Associates, authorized agent for Cody, applicant

FROM: Dan Valoff, Staff Planner

DATE: August 15, 2007

SUBJECT: Cody SEG-07-22

DESCRIPTION: Administrative Segregation in the Forest & Range Zone.

PARCEL
NUMBER: 19-18-08000-0016

Kittitas County Community Development Services has reviewed the proposed Administrative Segregation application and hereby grants:

FINAL APPROVAL

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed to complete the process.

1. Please refer to the attached Kittitas County Public Works Memo for additional information.

Attachments: Approved SEG Application & maps
Public Works comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

FEES:

- \$425
- \$375 Administrative Segregation per page
- \$100 Major Boundary Line Adjustment per page
- \$50 Minor Boundary Line Adjustment per page
- \$50 Combination

KCCDS Seg 07-22

KITTITAS COUNTY
ELLENSBURG, WA 98926

Planning Department
County Courthouse Rm. 182

Assessor's Office
County Courthouse Rm. 101

Treasurer's Office
County Courthouse Rm. 102

RECEIVED

FEB 27 2007

KITTITAS COUNTY
CDS

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Community Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

Cody Co Cruise Assoc
Applicant's Name
Ellensburg
City

PO Box 959
Address
WA 98926
State, Zip Code
962-8242
Phone (Work)

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

Action Requested

New Acreage
(Survey Vol. _____, Pg _____)

19-18-08000-0016
50.16 AC

- SEGREGATED INTO 2 LOTS
- "SEGREGATED" FOR MORTGAGE PURPOSES ONLY
- SEGREGATED FOREST IMPROVEMENT SITE
- ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL
- BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS
- BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP
- COMBINED AT OWNERS REQUEST

20, 30.16 AC

Applicant is: _____ Owner _____ Purchaser _____ Lessee _____ Other

[Signature]
Owner Signature Required

Other _____

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

Planning Department Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)
- This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's) Deed Recording Vol. _____ Page _____ Date _____ **Survey Required: Yes No _____
- () This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: 9191-4

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: Forest & Range

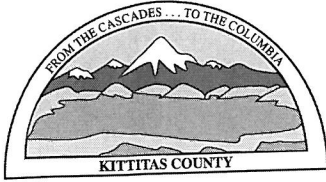
Review Date: 3-21-07

By: [Signature]

**Survey Approved: 8-15-07

By: [Signature]

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Randy Carbary, Planner II *RC*
DATE: August 14, 2007
SUBJECT: Cody SEG 07-22 19-18-08000-0016

RECEIVED
AUG 14 2007
KITTITAS COUNTY
CDS

1. Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards. **Our department recommends Final Approval.**

The applicant needs to be aware of the following:

- 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. All roads located within this development and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements, state easements or cities may require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal.

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

Randy R. Carbary

From: Rodney D Smoldon [rsmoldon@fs.fed.us]
Sent: Friday, August 10, 2007 3:02 PM
To: Randy R. Carbary
Subject: Re: Coady Segregation 07-22 off FS RD 3500 / Reecer Creek

Attachments: pic01168.jpg; pic13143.jpg; pic15305.jpg



pic01168.jpg (38 KB)



pic13143.jpg (55 KB)



pic15305.jpg (67 KB)

No Randy, this shouldn't be an issue for us. Thanks

for asking.

Rodney D. Smoldon
Cle Elum District Ranger
Okanogan/Wenatchee National Forest
Phone: 509-852-1100 -- FAX: 509-852-1080

"Randy R.
Carbary"
<randy.carbary@co.kittitas.wa.us>

<rsmoldon@fs.fed.us>

To

cc

08/08/2007 12:49 PM

"Jan Ollivier"
<jan.ollivier@co.kittitas.wa.us>,
"Dan Valoff"
<dan.valoff@co.kittitas.wa.us>

Subject

Coady Segregation 07-22 off FS RD
3500 / Reecer Creek

Hello Rodney,

I am reviewing an application for an Administrative Segregation for Blake Coady Tax Parcel 19-18-08000-0016. There is an existing driveway to a house with an address of 20121. This is a 50.16 acre parcel that is proposed to be split into (2) lots; a 20 acre lot on which the house sits and a 30.16 acre lot to the west.

I am prepared to recommend Final Approval - Are there any issues from the Forest Service?

(Embedded image moved to file: pic01168.jpg)

(Embedded image moved to file: pic13143.jpg)

(Embedded image moved to file: pic15305.jpg)

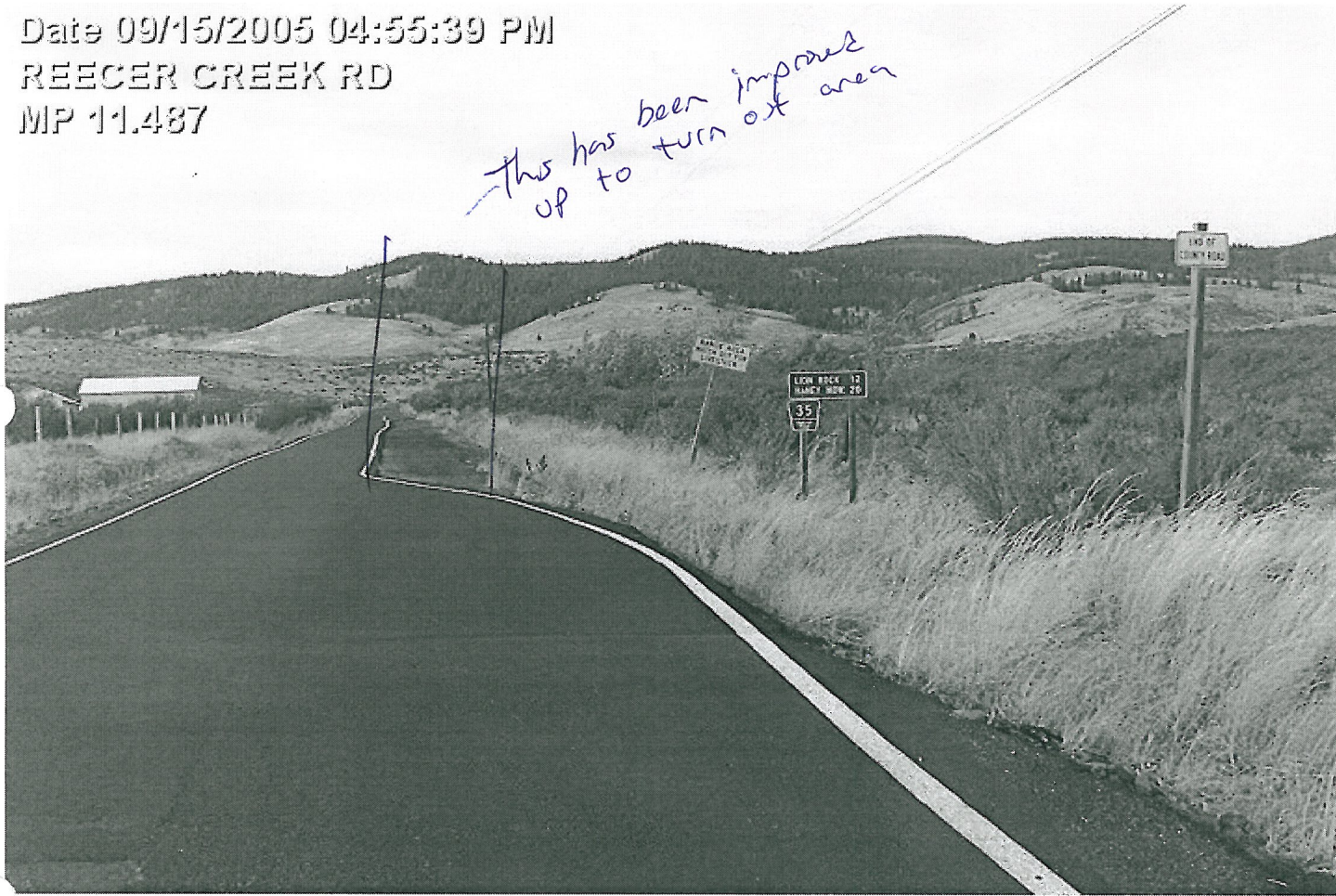
Randy Carbary, Planner II

Kittitas County Public Works
411 N Ruby, Suite 1
Ellensburg, WA 98926

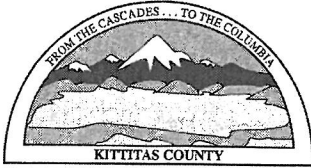
(509) 962-7019

Date 09/15/2005 04:55:39 PM
REEGER CREEK RD
MP 11.487

*This has been improved
up to turn off area*



20401
20121 Coady, Blake



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

March 21, 2007

Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

RE: Cody, File Number SEG 07-22

Dear Marsha,

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 segregation and must be submitted to our offices for review:

1. A survey of the proposed segregation.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

Sincerely,

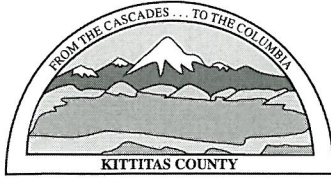
Dan Valoff
Staff Planner

Attachments: Segregation Application
Preliminary Segregation Drawing
KC Public Works Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Randy Carbarry, Planner II *rc*
DATE: March 7, 2007
SUBJECT: Cody SEG07-22 19-18-08000-0016

RECEIVED
MAR 12 2007
KITITAS COUNTY
CDS

The Public Works Department has reviewed the Request for Parcel Segregation Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- 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. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
- e. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- f. Access is not guaranteed to any existing or created parcel on this application.

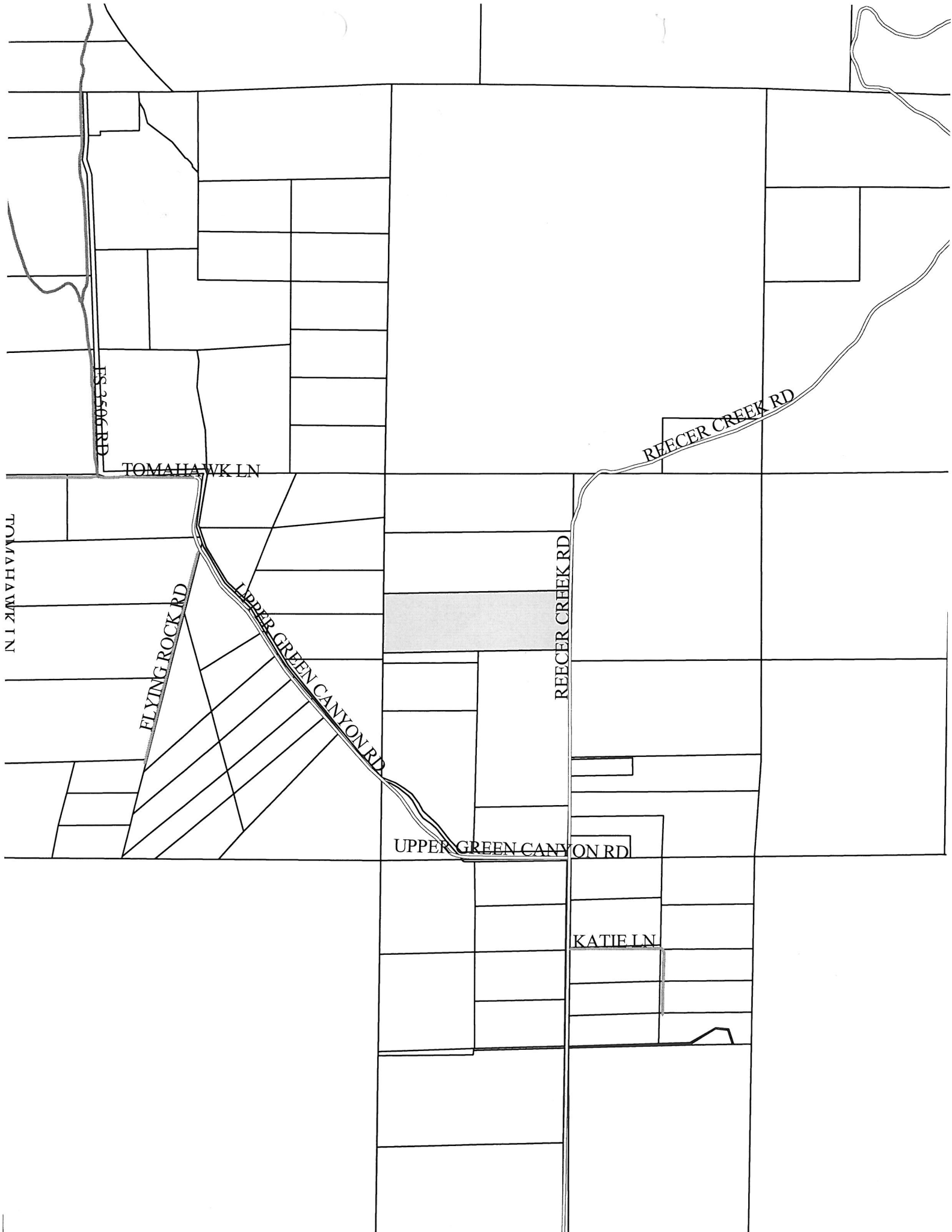
In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.

Page 1 of 1

411 North Ruby Street, Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

G:\Eng\Development\BLAs and Exempt Segs Starting 8-23-05\Cody SEG07-22 19-18-08000-0016\SEG Preliminary.doc



ES 3506 RD

TOMAHAWK LN

TOMAHAWK LN

FLYING ROCK RD

UPPER GREEN CANYON RD

REECER CREEK RD

REECER CREEK RD

UPPER GREEN CANYON RD

KATIE LN



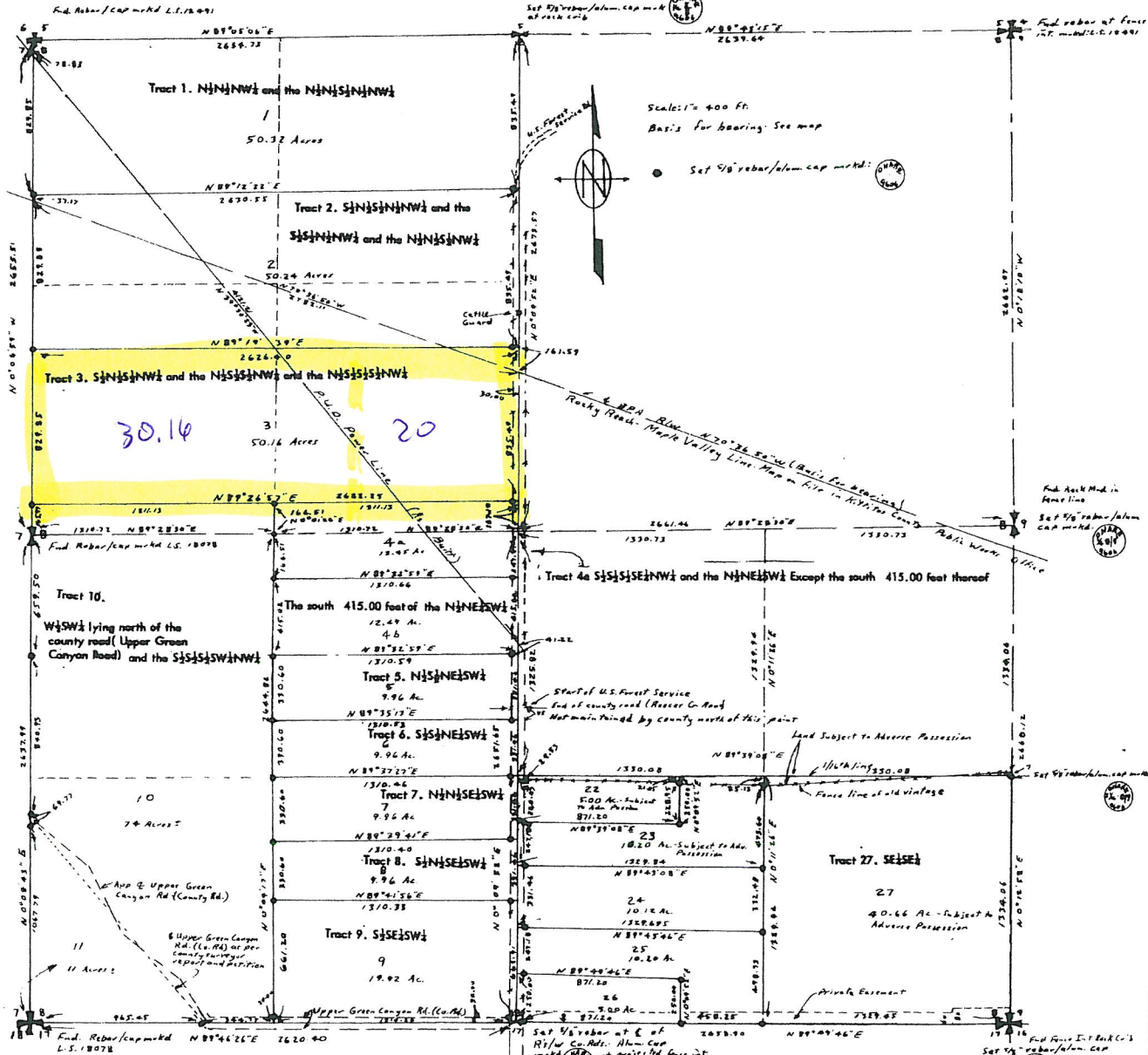
Township: 19 Range: 18 Section: 8

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th; Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 9/19/2005 8:53:04 PM

ParcelView 4.0.1

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

506737



- LEGAL DESCRIPTIONS**
- Tract 22. The north 250.00 feet of the west 871.20 feet of the SW $\frac{1}{4}$ SE $\frac{1}{4}$.
 - Tract 23. N $\frac{1}{2}$ SW $\frac{1}{4}$ and the N $\frac{1}{2}$ SE $\frac{1}{4}$ except the north 250.00 feet of the west 871.20 feet thereof.
 - Tract 24. S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ and the N $\frac{1}{2}$ SW $\frac{1}{4}$
 - Tract 25. S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ and the S $\frac{1}{2}$ SE $\frac{1}{4}$ except the south 250.00 feet of the west 871.20 feet thereof.
 - Tract 26. The south 250.00 feet of the west 871.20 feet of the SW $\frac{1}{4}$ SE $\frac{1}{4}$.

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 Don Hertz in April 1987.

Jerrold D. O'Hare
 JERROLD D. O'HARE
 Professional Land Surveyor
 Certificate No. 9606
 August 4, 1987



RECORDER'S CERTIFICATE
 RECORDING NO. # 506737

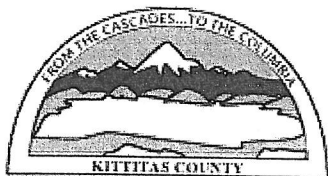
Filed for record this 17th day of August, 1987 at 2:05 PM. in Volume 15 of Surveys on Page 87 at the request of Jerrold D. O'Hare.

Devidy M. Allenbaugh, By J. Slack, Deputy
 KITTITAS COUNTY AUDITOR

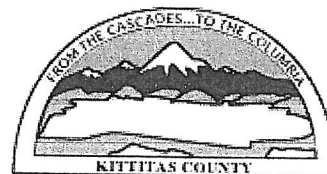
West 1/4, South 1/4 Southeast 1/4
 Section 8, Township 19 North, Range 18 East, W.M.
 Kittitas County, Washington

Survey for Don Hertz

JERROLD D. O'HARE
 Professional Land Surveyor and Planner
 P. O. Box 38
 BURTON, WASHINGTON 98013
 206-463-5489



Kittitas County Assessor



Iris Rominger
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Blake
Cell 859-3881

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 436436
Map Number: 19-18-08000-0016
Situs: 20121 REECER CREEK RD ELLENSBURG
Legal: ACRES 50.16, CD#9191-4; SEC. 08; TWP. 19; RGE. 18; S1/2 N1/2 S1/2 NW1/4; N1/2 S1/2 S1/2 NW1/4; N1/2 S1/2 S1/2 S1/2 NW1/4; (TRACT 3, SURVEY #506737 B15/P87)

Ownership Information

Current Owner: COADY, BLAKE K
Address: 20121 REECER CREEK RD
City, State: ELLENSBURG WA
Zipcode: 98926

Assessment Data

Tax District: 19
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 50.16
Last Revaluation for Tax Year:

Market Value

Land: 61,790
Imp: 110,330
Perm Crop: 0
Total: 172,120

Taxable Value

Land: 61,790
Imp: 110,330
Perm Crop: 0
Total: 172,120

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
04-05-2004	2004-674	1	LARSEN, ERIC B ETUX	COADY, BLAKE K	240,000
06-20-2001	12751	1	ADAMS, MICHELLE J &	LARSEN, ERIC B ETUX	95,000
06-01-2001	45509	1	CRESSE, GORDON C. ETUX	ADAMS, MICHELLE J &	
01-01-1995	39706	1	CHAFFEE, JOE ETUX	CHAFFEE, JOE &	30,000
01-01-1995	39706	1	HENDERSON, LYLE B. ETUX	CRESSE, GORDON C. ETUX	30,000
10-01-1992	3497100	7	MATHESON, LARRY ETUX	HENDERSON, LYLE B. ETUX	79,100

Building Permits

Permit No.	Date	Description	Amount
2001-08040	8/14/2001	RADD ADDITION 952 SQFT	29,193
95-06036	6/14/1995	RNEW 968 S.F.	60,613

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2006	COADY, BLAKE K	61,790	110,330	0	172,120		172,120	View Taxes
2005	COADY, BLAKE K	61,790	110,330		172,120		172,120	View Taxes
2004	COADY, BLAKE K	61,790	110,330		172,120		172,120	View Taxes
2003	COADY, BLAKE K	61,790	110,330		172,120		172,120	View Taxes
2002	COADY, BLAKE K	29,750	25,100		54,850		54,850	View Taxes

KITTITAS COUNTY CDS
411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CASH RECEIPT

Date 2 27 07

049885

Received From Bednar

Address 4570 Hanson Rd.
Ellensburg, WA 98926

Dollars \$ 425.00

For Coody BIA Application

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>425.00</u>	CHECK	<u>425.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Amber Green