

## 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

August 29, 2007

Three Bar G Ranch, Inc.  
Frank Gregerich  
3761 Thorp Highway South  
Ellensburg, WA 98926

RE: Three Bar G Ranch, SEG-07-99, SEG-07-100, SEG-07-101

Dear Frank,

Community Development Services is in receipt of the three above referenced applications. The applications have been deemed complete and **conditional 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 parcel segregations and must be submitted to our offices for review:

1. A revised legal description displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval for each application.
2. The proposed access to the newly created lots with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards prior to final approval.
3. Full year's taxes must be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
4. Proof of existing right-of-way from the Kittitas Reclamation District shall be submitted to our office prior to final approval.
5. In order to provide irrigation water to newly created lots, administrative segregations must meet KCC Subdivision Code Chapter 16.18.030 Irrigation requirements. A certificate/letter of approval must be received from the irrigation entity representative stating that the proposed parcel creation meets the irrigation entity requirements (KCC 16.18.035). It is the applicant's responsibility to contact the related irrigation district to fulfill any irrigation district requirements. It appears that access to some of the lots created through these parcel segregations involve Kittitas Reclamation District (KRD) crossings.
6. Please see the attached memo from the Kittitas County Department of Public Works for specific issues and additional requirements that need to be resolved prior to final approval.

If you have any questions, please contact our office.

Sincerely,

Mackenzie Moynihan  
Staff Planner

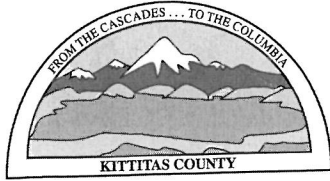
cc: KRD

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

RECEIVED

AUG 14 2007

KITTITAS COUNTY  
CDS

TO: Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: August 14, 2007

SUBJECT: Three Bar G Ranch Inc. SEG 07-99 19-17-30020-0001, 19-17-30030-0001 & 19-17-31010-0003

The Public Works Department has reviewed the Request for Parcel Segregation Application and in order to ensure that it meets current Kittitas County Road Standards the applicant needs to provide the following:

1. Prior to final approval the proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.

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. It appears that access to some of the lots created through this Boundary Line Adjustment and Parcel Segregation involve Kittitas Reclamation District (KRD) crossings. The applicant should contact the KRD regarding any additional requirements they may have.
- g. 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

FEES:

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

**KITTITAS COUNTY**  
ELLENSBURG, WA 98926

*SEG-07-99*

Assessor's Office  
County Courthouse Rm. 101

Planning Department  
County Courthouse Rm. 182

Treasurer's Office  
County Courthouse Rm. 102

**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.

THREE BAR G RANCH INC. 3761 THORP HWY SOUTH  
 Applicant's Name Address  
 ELLENSBURG WA, 98926  
 City State, Zip Code

Phone (Home) \_\_\_\_\_ Phone (Work) \_\_\_\_\_

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. _____, Pg _____)
<u>19-17-30020-0001 (143.10)</u>	<input checked="" type="checkbox"/> <u>interview</u> SEGREGATED INTO _____ LOTS	<u>130 0001 A</u>
<u>19-17-30030-0001 (144.15)</u>	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	<u>13.10 0001 B</u>
_____	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	<u>40.00 0001 A</u>
_____	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	<u>64.05 0001 B</u>
_____	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	<u>40.00 0001 C</u>
<u>19-17-31010-0002 (36.32)</u>	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	<u>30.00 0003 A</u>
_____	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	<u>6.32 0003 B</u>

Applicant is:  Owner  Purchaser  Lessee  Other

Frank Gregorich Pres. 3 bar G  
 Owner Signature Required

Other \_\_\_\_\_

**Treasurer's Office Review**

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_  
 Kittitas County Treasurer's Office  
 Date: \_\_\_\_\_

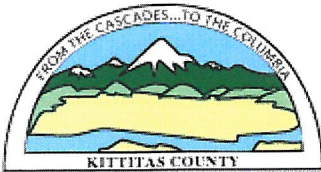
**Planning Department Review**

- ( ) 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)

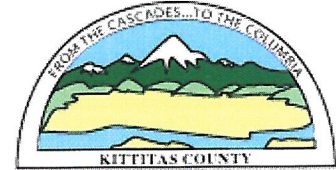
Card #: \_\_\_\_\_ Parcel Creation Date: \_\_\_\_\_  
 Last Split Date: \_\_\_\_\_ Current Zoning District: \_\_\_\_\_  
 Review Date: \_\_\_\_\_ By: \_\_\_\_\_  
 \*\*Survey Approved: \_\_\_\_\_ By: \_\_\_\_\_

**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.

SEG 07 99



# Kittitas County Assessor



Marsha Weyand  
Assessor

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

## Property Summary [\(Appraisal Details\)](#)

### Parcel Information

**Parcel Number:** 647834  
**Map Number:** 19-17-30020-0001  
**Situs:** \THORP PRAIRIE RD ELLENSBURG  
**Legal:** ACRES 143.10, CD. 7586; SEC. 30; TWP. 19;  
RGE. 17; PTN NW 1/4, LOTS~1 & 2, TAX NO. 1  
LESS 3.60 CO. RD.~

### Ownership Information

**Current Owner:** THREE BAR G RANCH INC.  
% GREGERICH, FRANK J  
**Address:** 3761 THORP HWY S  
**City, State:** ELLENSBURG WA  
**Zipcode:** 98926

### Assessment Data

**Tax District:** 11  
**Open Space:** YES  
**Open Space Date:** 1/1/1982  
**Senior Exemption:**  
**Deeded Acres:** 143.1  
**Last Revaluation for Tax Year:**

### Market Value

**Land:** 138,230  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 138,230

### Taxable Value

**Land:** 10,160  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 10,160

### Sales History

**NO SALES HISTORY RECORDS FOUND!**

### Building Permits

**NO ACTIVE PERMITS!**

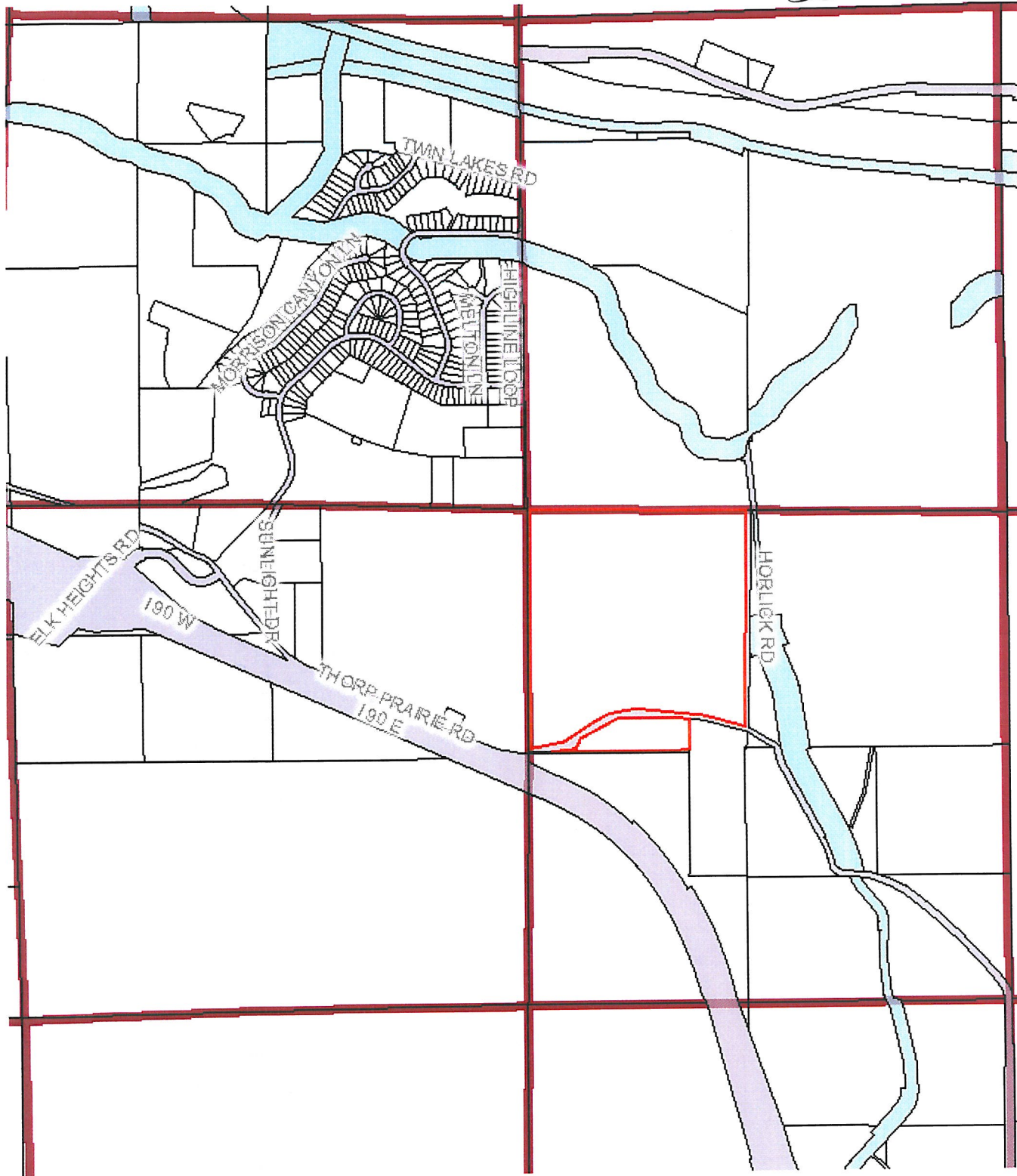
### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	THREE BAR G RANCH INC.	10,160	0	0	10,160	0	10,160	<a href="#">View Taxes</a>
2006	THREE BAR G RANCH INC.	10,160	0	0	10,160		10,160	<a href="#">View Taxes</a>
2005		8,590	0		8,590		8,590	<a href="#">View Taxes</a>
2004		8,590	0		8,590		8,590	<a href="#">View Taxes</a>
2003		8,590	0		8,590		8,590	<a href="#">View Taxes</a>
2002		8,590	0		8,590		8,590	<a href="#">View Taxes</a>

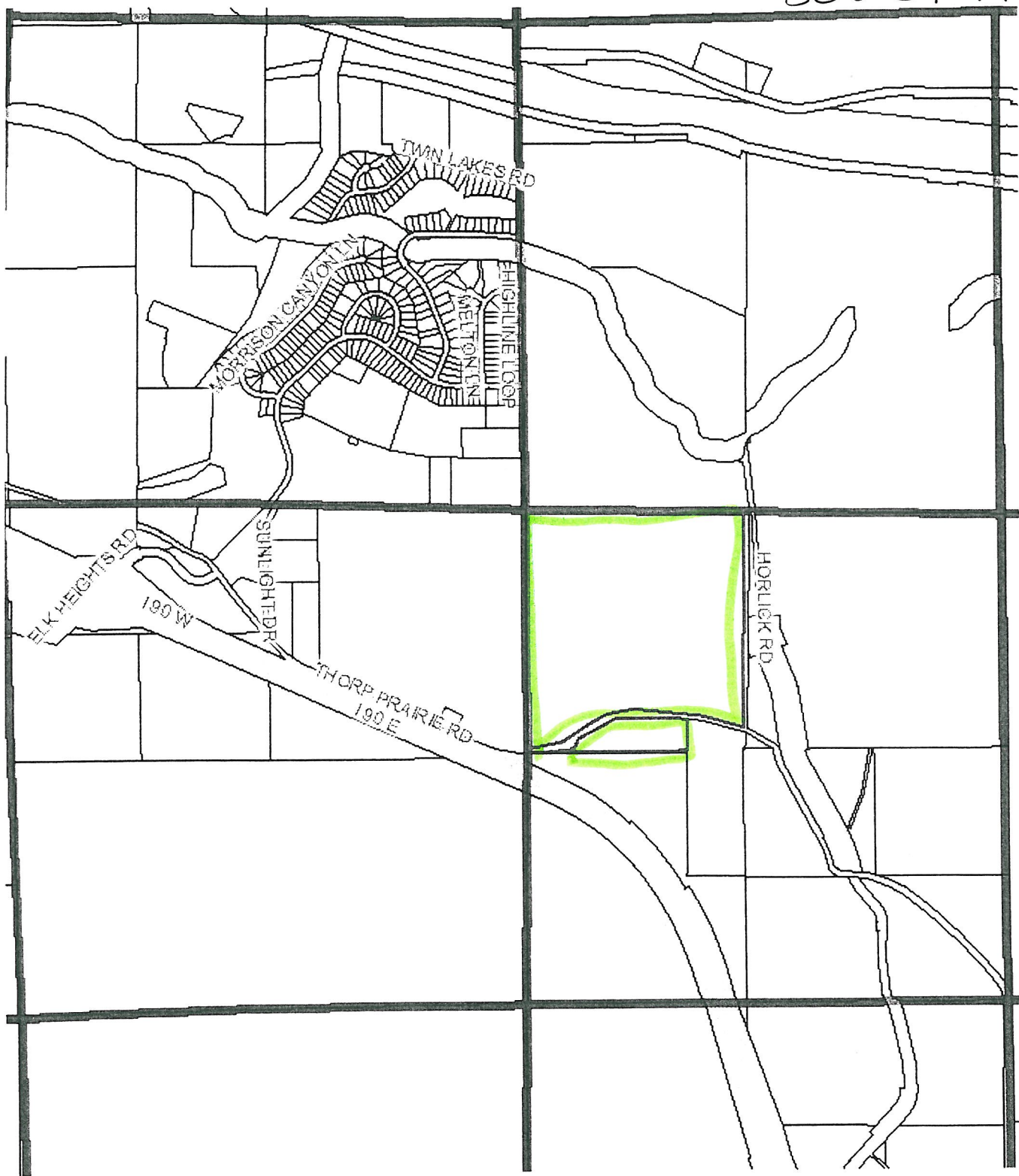
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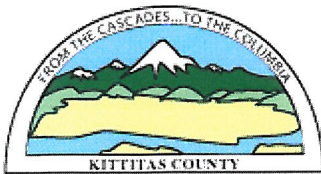
SE 6 07 99



SEG 07 99



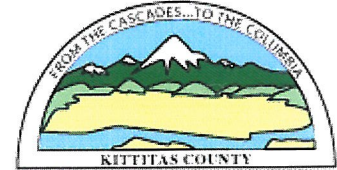
SEG 07 97



Marsha Weyand  
Assessor

# Kittitas County Assessor

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



## Property Summary [\(Appraisal Details\)](#)

### Parcel Information

**Parcel Number:** 607834  
**Map Number:** 19-17-30030-0001  
**Situs:** \THORP PRAIRIE RD ELLENSBURG  
**Legal:** ACRES 144.15, CD. 7588; SEC. 30; TWP. 19;  
RGE. 17; ALL SW1/4 EXC. TAX 3; NE1/4 SE1/4;  
LESS 27.85 RD.@

### Ownership Information

**Current Owner:** THREE BAR G RANCH INC.  
% GREGERICH, FRANK J  
**Address:** 3761 THORP HWY S  
**City, State:** ELLENSBURG WA  
**Zipcode:** 98926

### Assessment Data

**Tax District:** 11  
**Open Space:** YES  
**Open Space Date:** 1/1/1982  
**Senior Exemption:**  
**Deeded Acres:** 144.15  
**Last Revaluation for Tax Year:**

### Market Value

**Land:** 104,330  
**Imp:** 900  
**Perm Crop:** 0  
**Total:** 105,230

### Taxable Value

**Land:** 10,230  
**Imp:** 900  
**Perm Crop:** 0  
**Total:** 11,130

### Sales History

**NO SALES HISTORY RECORDS FOUND!**

### Building Permits

**NO ACTIVE PERMITS!**

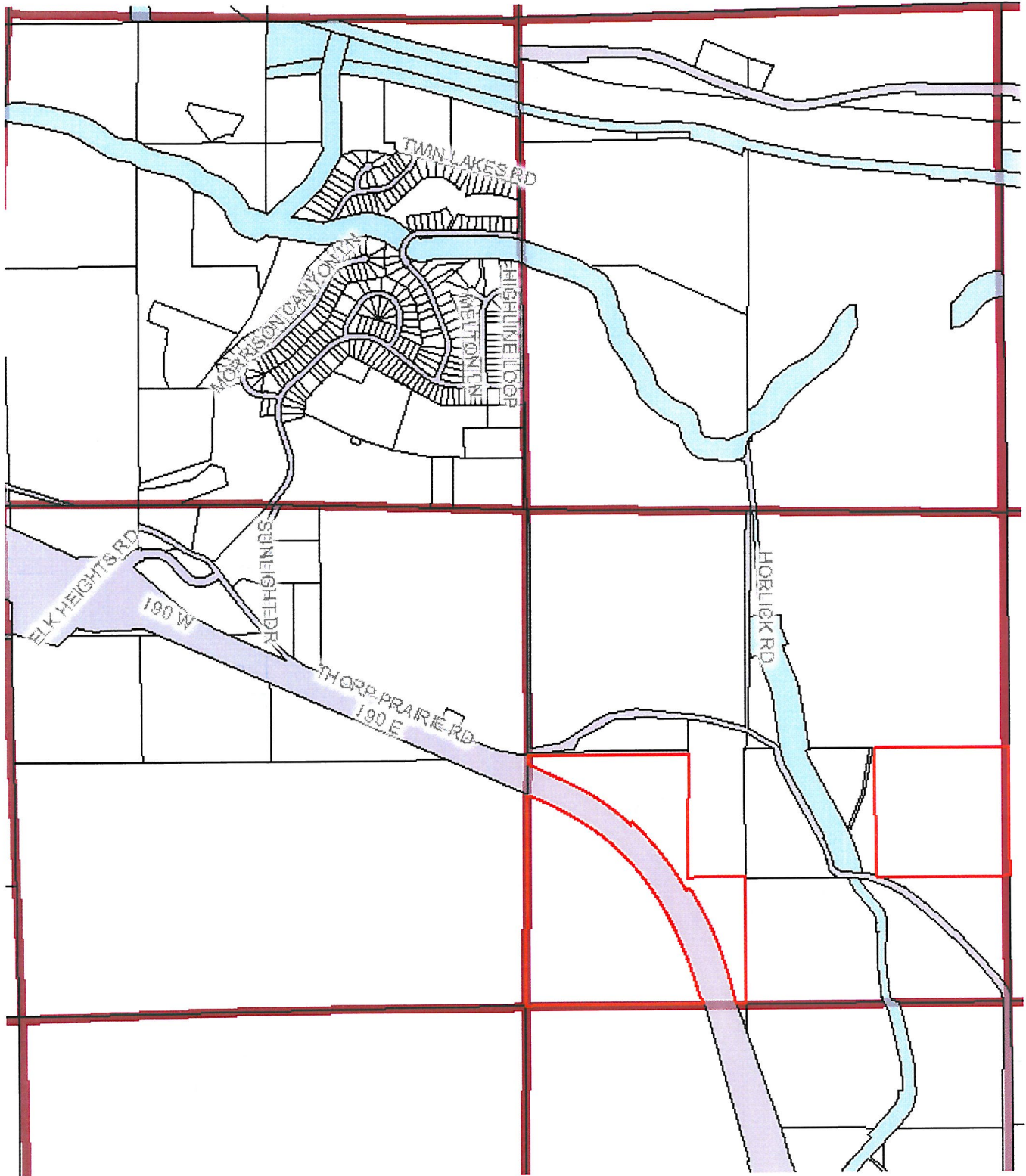
### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	THREE BAR G RANCH INC.	10,230	900	0	11,130	0	11,130	<a href="#">View Taxes</a>
2006	THREE BAR G RANCH INC.	10,230	900	0	11,130		11,130	<a href="#">View Taxes</a>
2005		8,650	900		9,550		9,550	<a href="#">View Taxes</a>
2004		8,650	900		9,550		9,550	<a href="#">View Taxes</a>
2003		8,650	900		9,550		9,550	<a href="#">View Taxes</a>
2002		8,650	900		9,550		9,550	<a href="#">View Taxes</a>

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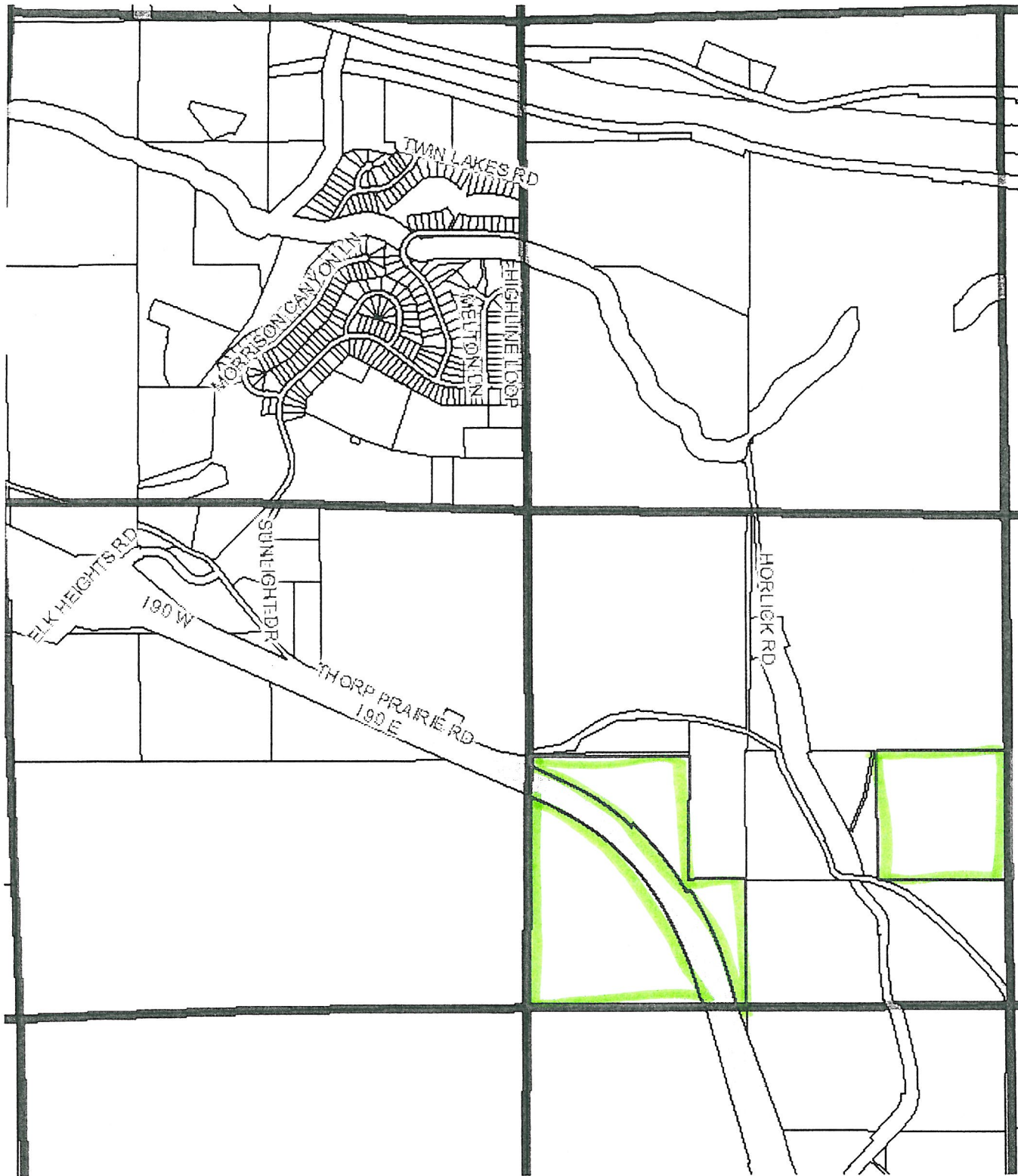


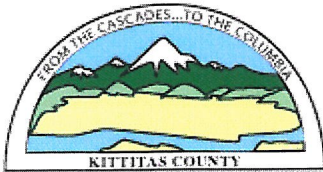
SEG 0799





SEG 0799

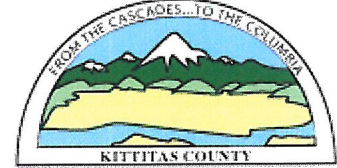




Marsha Weyand  
Assessor

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Phone: (509)962-7501  
Fax: (509)962-7666



## Property Summary [\(Appraisal Details\)](#)

### Parcel Information

**Parcel Number:** 107834  
**Map Number:** 19-17-31010-0003  
**Situs:** 03180 \THORP PRAIRIE RD ELLENSBURG  
**Legal:** ACRES 36.32, CD. 7594; SEC. 31; TWP. 19; RGE. 17; SE1/4 NE1/4; LESS .30 DITCH, 3.38 CO. RD.

### Ownership Information

**Current Owner:** THREE BAR G RANCH INC.  
% GREGERICH, FRANK J  
**Address:** 3761 THORP HWY S  
**City, State:** ELLENSBURG WA  
**Zipcode:** 98926

### Assessment Data

**Tax District:** 11  
**Open Space:** YES  
**Open Space Date:** 1/1/1982  
**Senior Exemption:**  
**Deeded Acres:** 36.32  
**Last Revaluation for Tax Year:**

### Market Value

**Land:** 65,870  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 65,870

### Taxable Value

**Land:** 2,100  
**Imp:** 0  
**Perm Crop:** 0  
**Total:** 2,100

### Sales History

**NO SALES HISTORY RECORDS FOUND!**

### Building Permits

**NO ACTIVE PERMITS!**

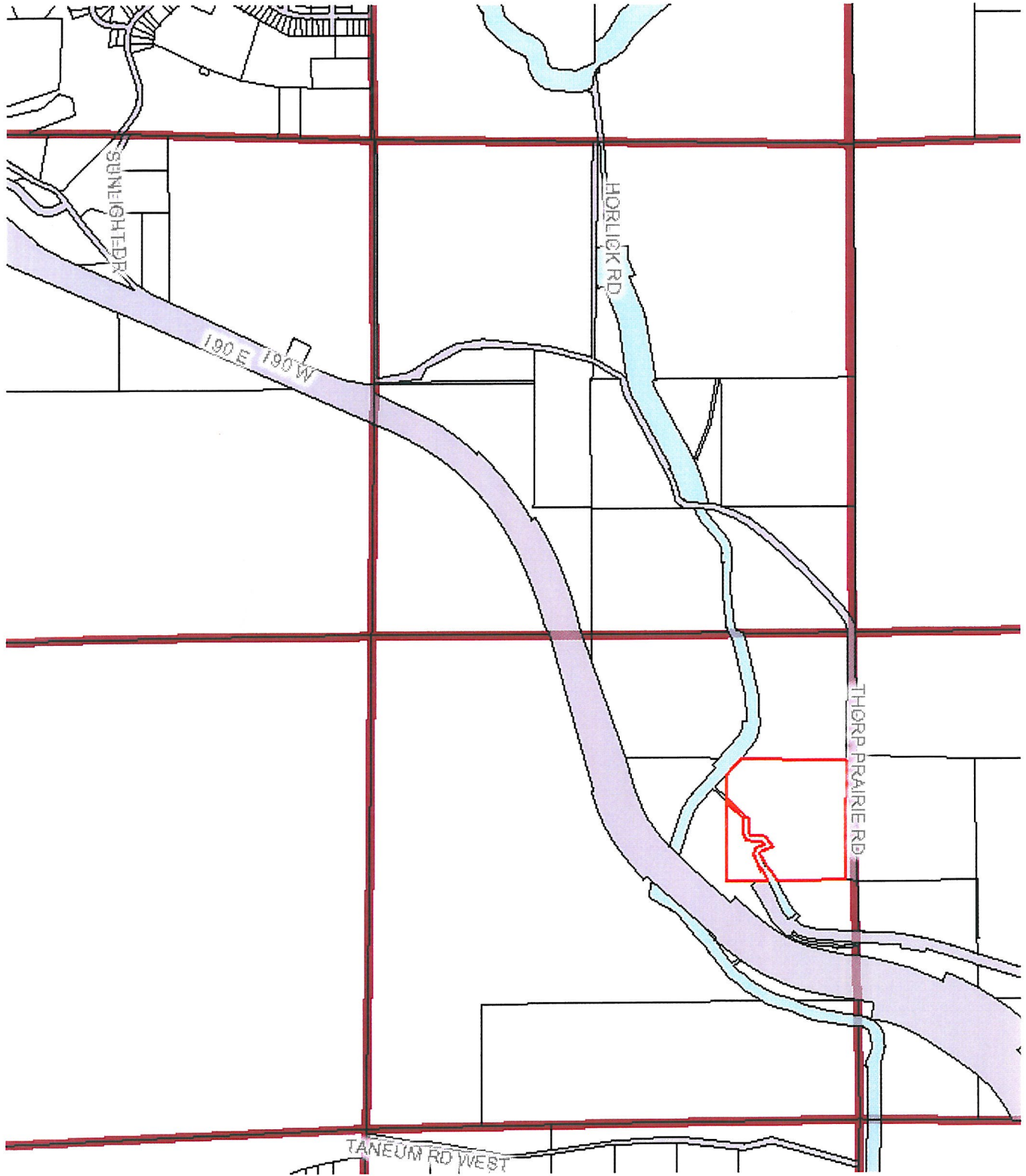
### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	THREE BAR G RANCH INC.	2,100	0	0	2,100	0	2,100	<a href="#">View Taxes</a>
2006	THREE BAR G RANCH INC.	2,100	0	0	2,100		2,100	<a href="#">View Taxes</a>
2005	THREE BAR G RANCH INC.	1,770	0		1,770		1,770	<a href="#">View Taxes</a>
2004	THREE BAR G RANCH INC.	1,770	0		1,770		1,770	<a href="#">View Taxes</a>
2003	THREE BAR G RANCH INC.	1,770	0		1,770		1,770	<a href="#">View Taxes</a>
2002	THREE BAR G RANCH INC.	1,770	0		1,770		1,770	<a href="#">View Taxes</a>

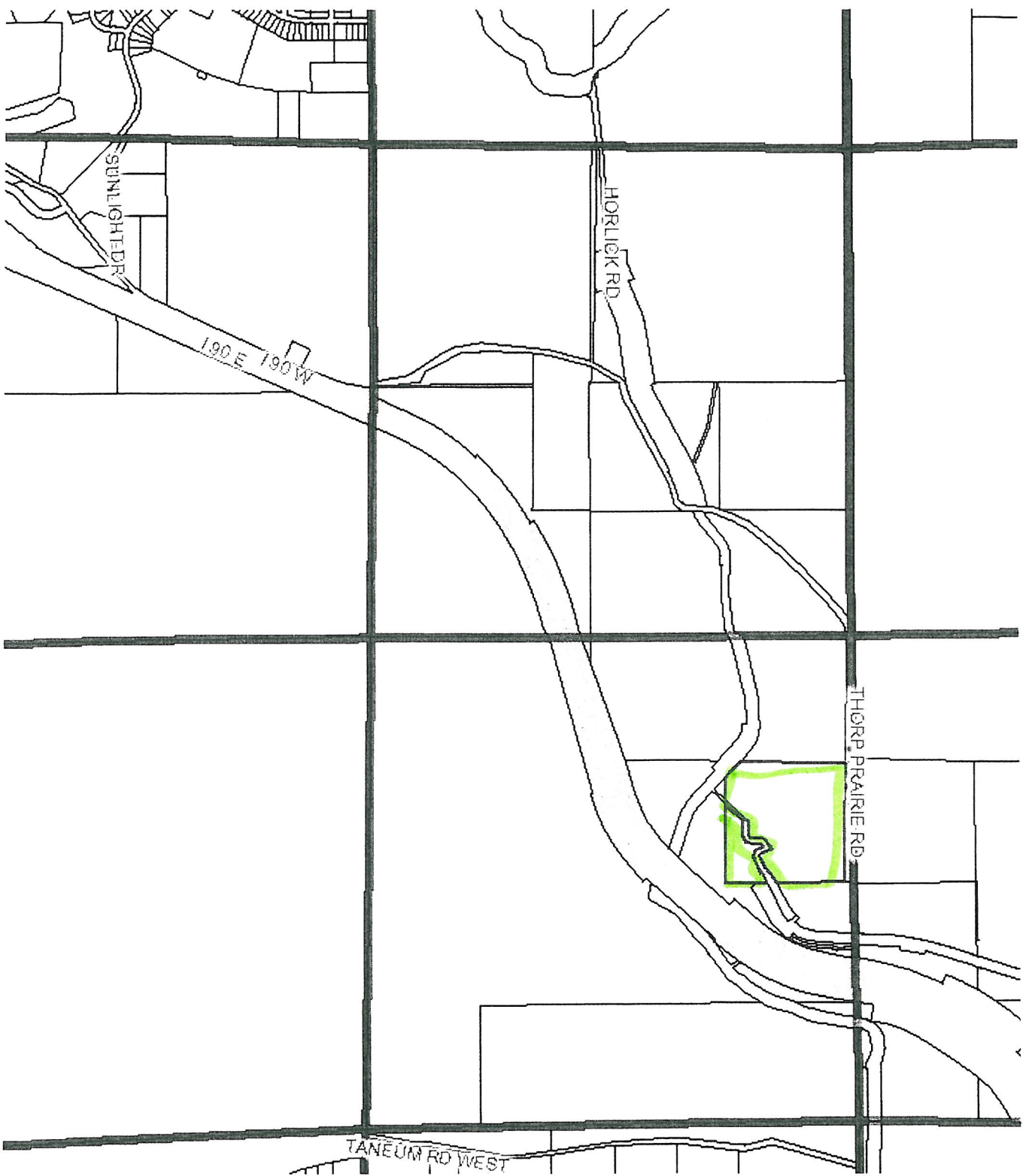
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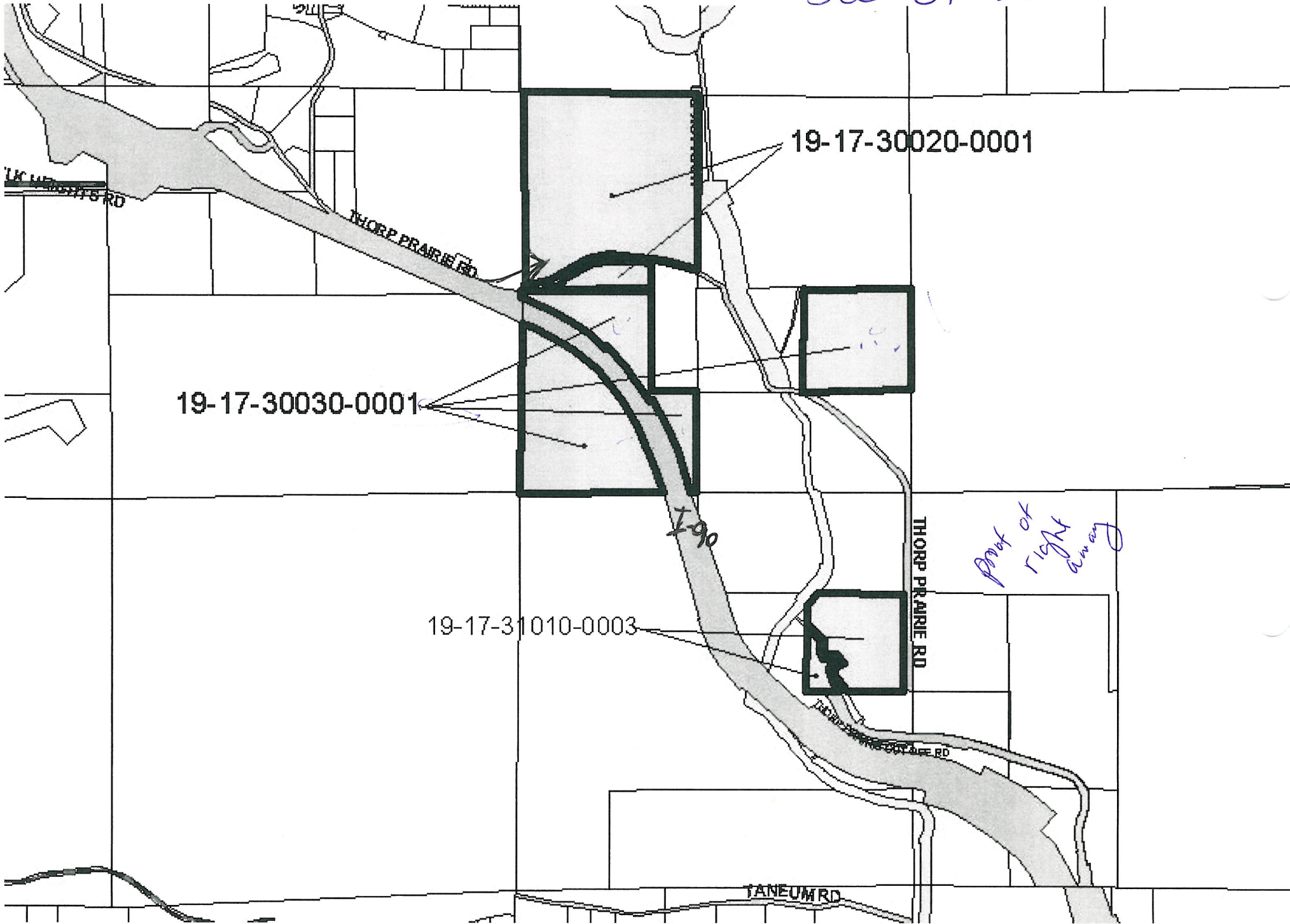
5660799



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SEG 07 99



19-17-30030-0001

19-17-30020-0001

19-17-31010-0003

*Proof of Right of Way*

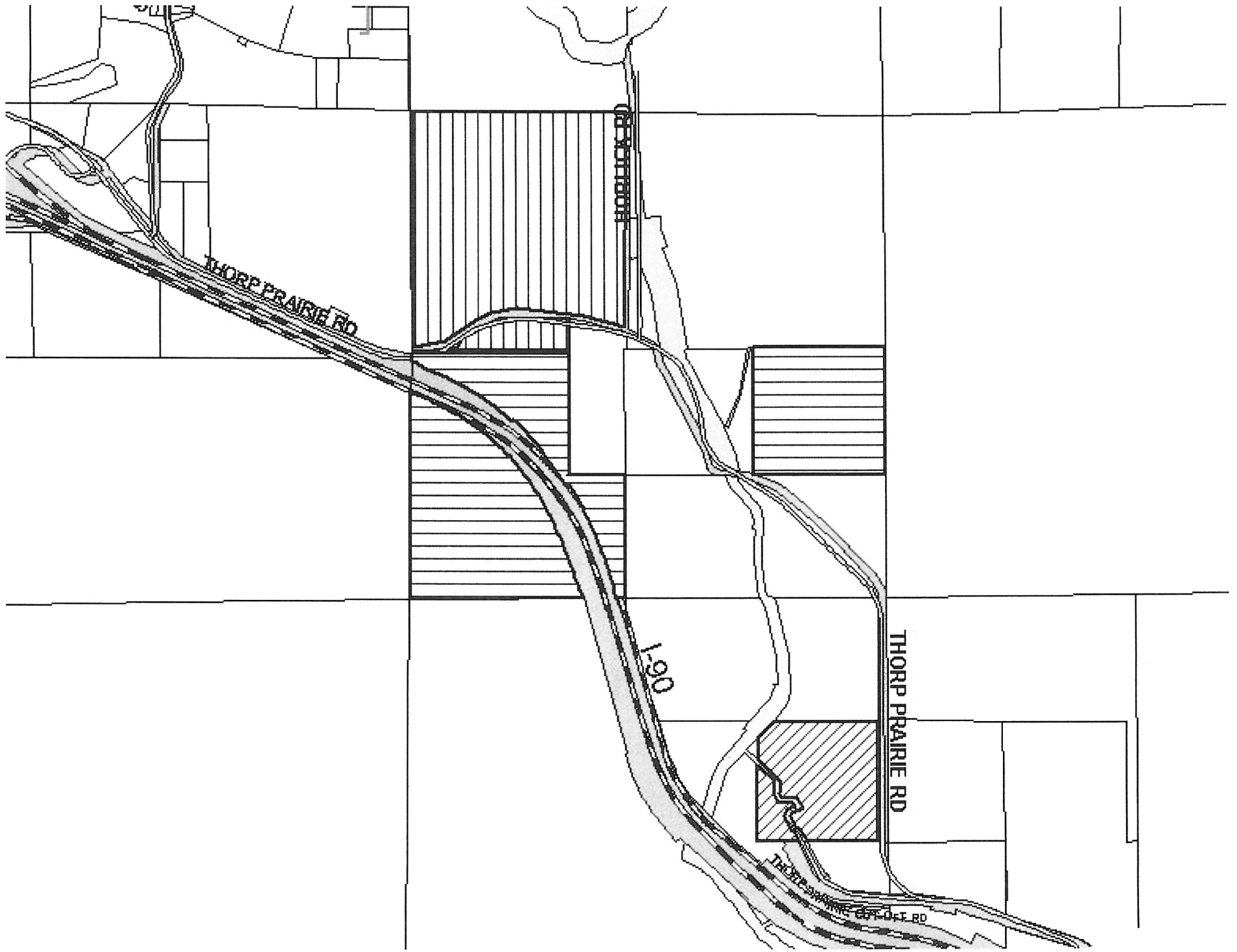
LAKEMONT RD

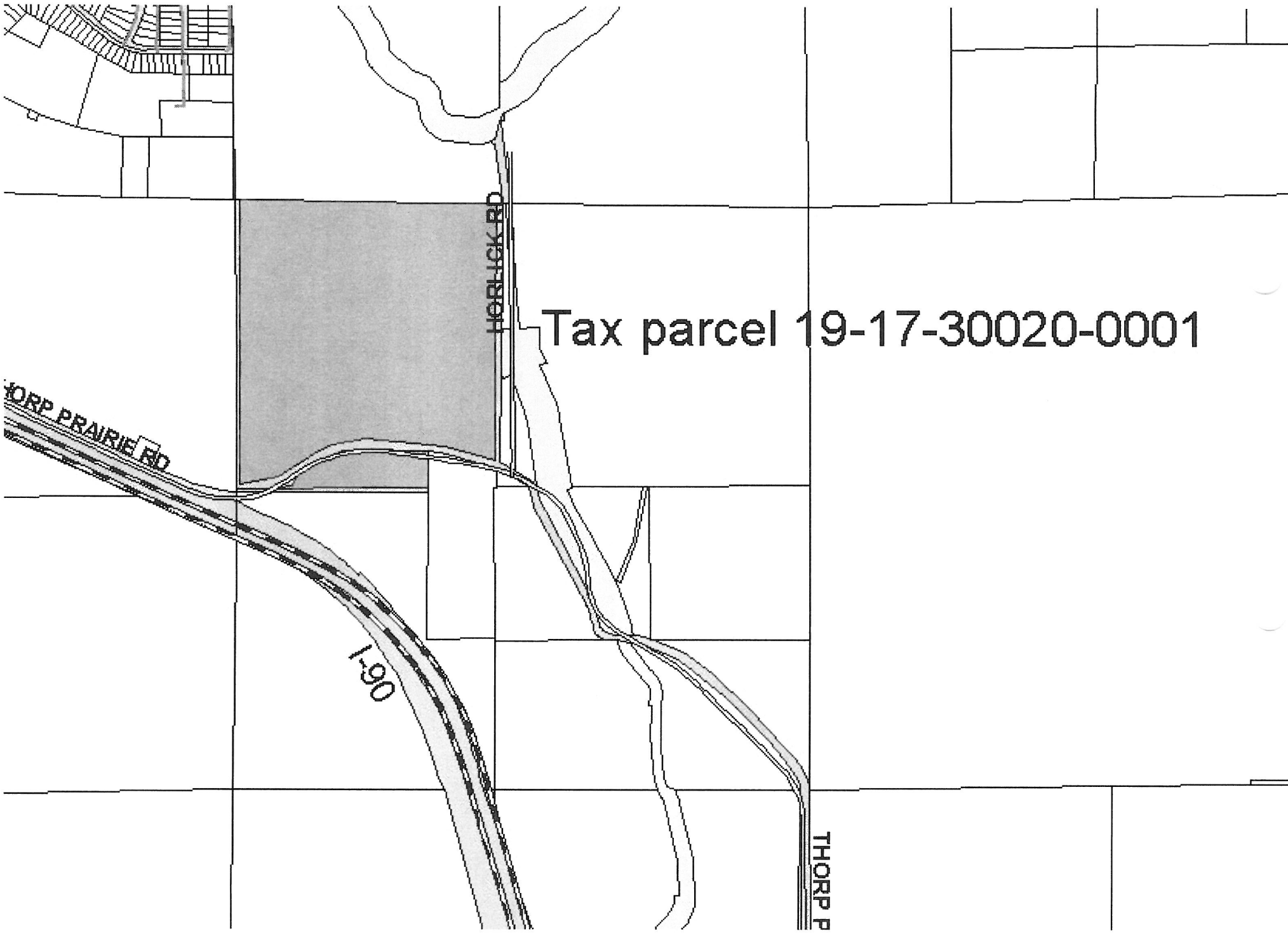
THORP PRAIRIE RD

*I-90*

THORP PRAIRIE RD

TANEUM RD





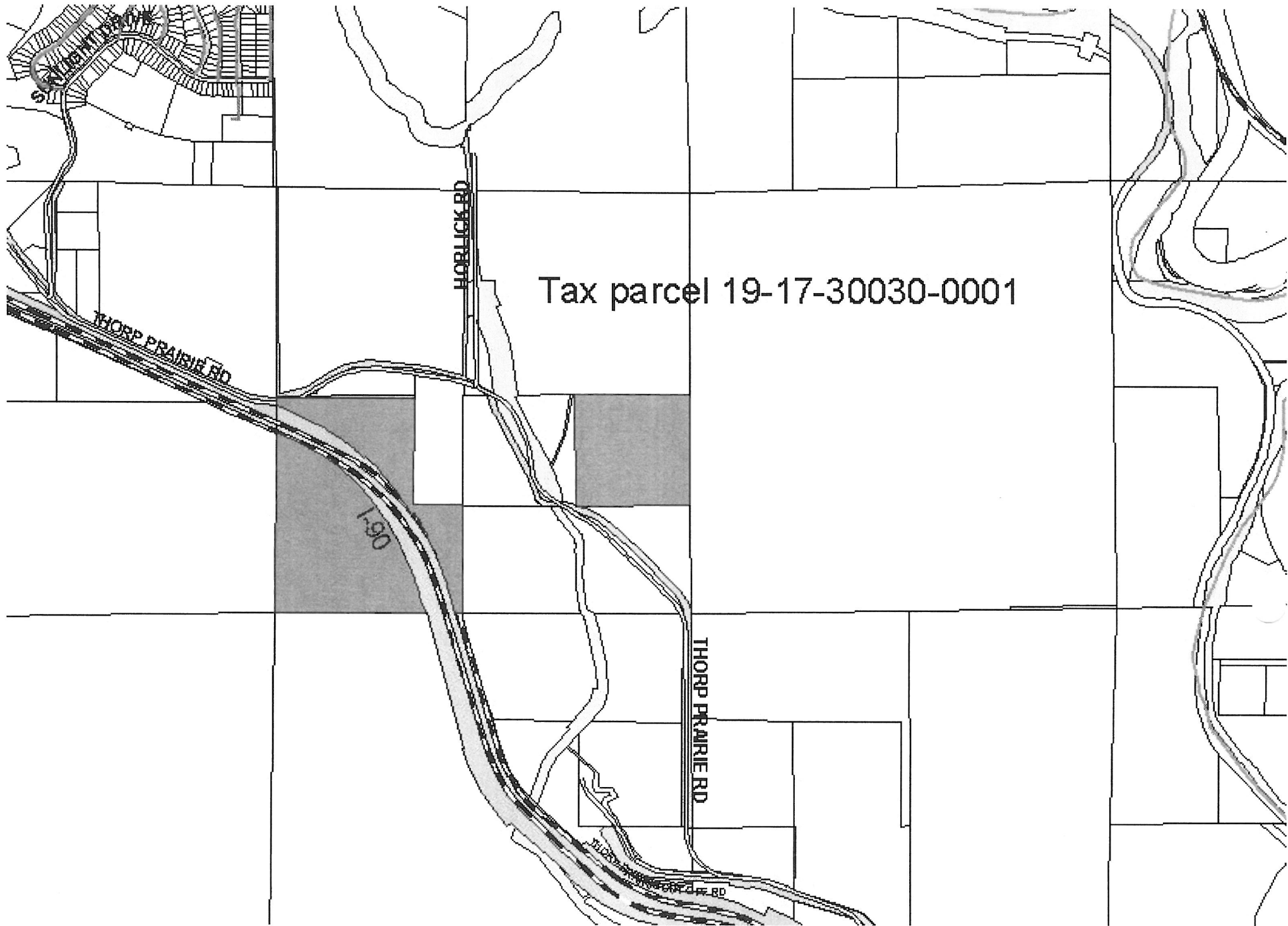
Tax parcel 19-17-30020-0001

HORLICK RD

THORP PRAIRIE RD

1-90

THORP P



Tax parcel 19-17-30030-0001

HOBBLICK RD

THORP PRAIRIE RD

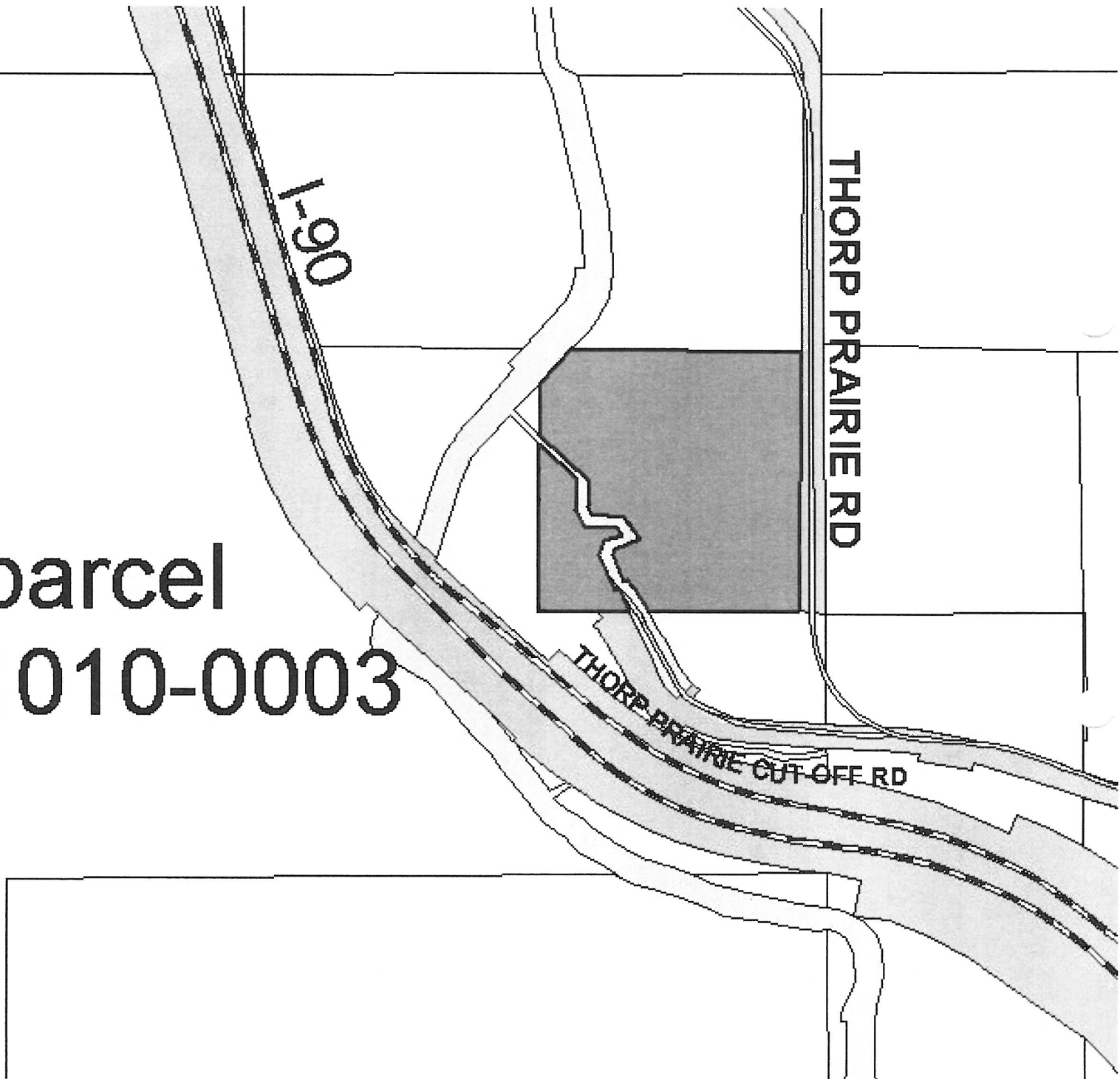
06-1

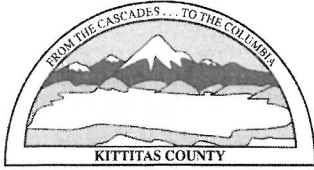
THORP PRAIRIE RD

THORP PRAIRIE RD



**Tax parcel  
19-17-31010-0003**





## 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

June 29, 2007

Three Bar G Ranch Inc.  
3761 Thorp Highway South  
Ellensburg, WA 98926

RE: SEG-07-99, SEG-07-100, SEG-07-101

Dear Landowners:

I am in receipt of the three requests for parcel segregations referenced above. Upon my initial review of these applications I noticed that none of them have the owner's signature. This information is needed before I can proceed with my review of the files.

Please stop by our office at your convenience to sign the application forms so I can proceed with a complete file. If you have any questions, feel free to call our office.

Sincerely,

Mackenzie Moynihan  
Staff Planner

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

**CASH RECEIPT**

Date 6-27-07 052011

Received From THELEPHONE CO INC

Address 761 DUNN HWY S, ELLENBURG

For PARCEL SENT / THREE YEAR WARRANTY Dollars \$ 127.00

ACCOUNT		HOW PAID	
AMT OF ACCOUNT		CASH	
AMT PAID	<u>127.00</u>	CHECK	<u>127.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	CREDIT CARD <input type="checkbox"/>

By [Signature]

KITITAS COUNTY CDS  
 411 N. Ruby, Suite #2  
 ELLENBURG, WA 98926

CRE 1113