

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,

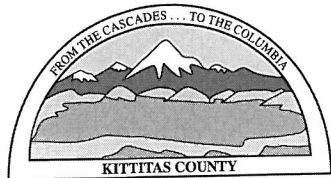
Mackenzie Moynihan
Staff Planner

cc: KRD

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 07-100 19-17-30040-0003 & 19-17-31010-0001

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.

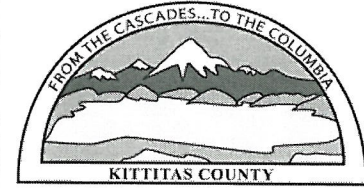
Mackenzie

7/26/07

The applicant should show the proposed lots to be created on these attached maps. A lot of times we'll see a Before & After map - these maps don't identify any of the parcels (existing or proposed) & there are no map #s or parcel #s

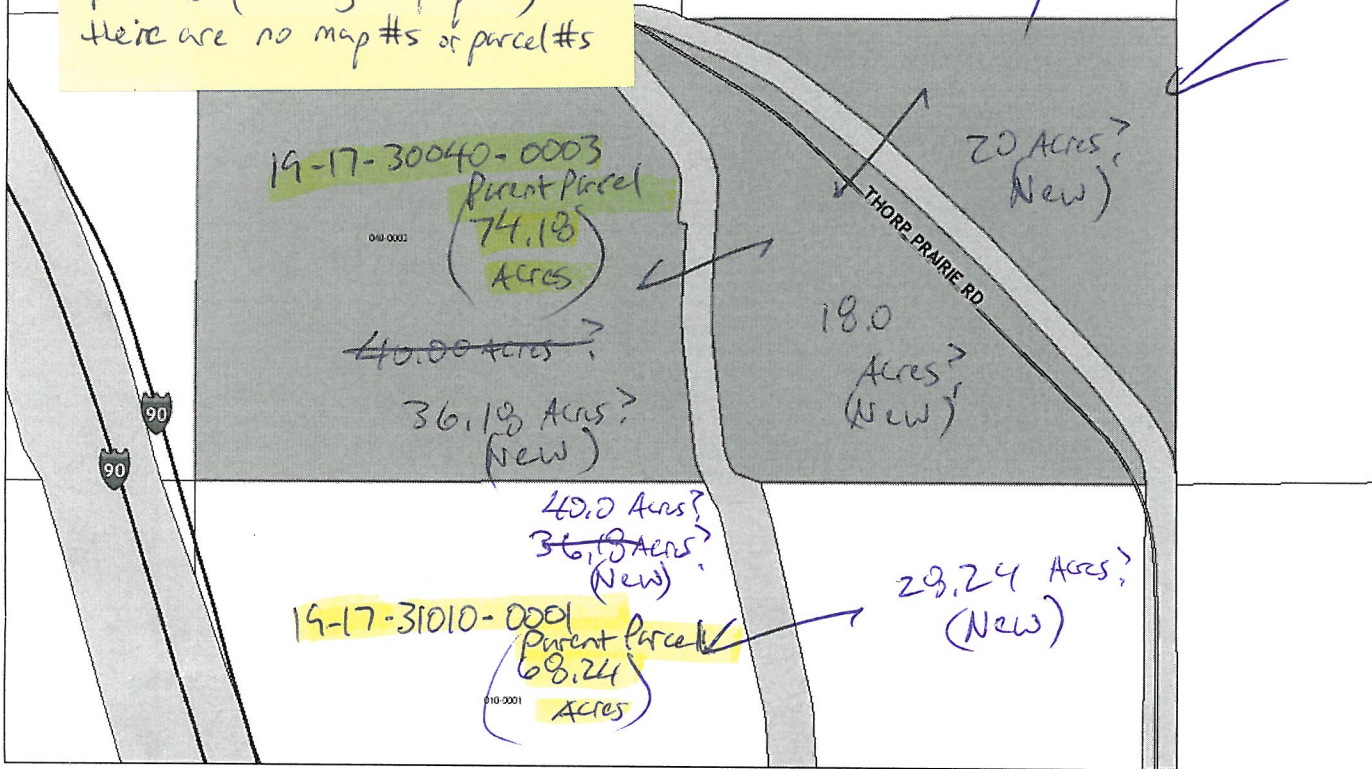
I don't know if this is a complete Application -

The applicant should submit something that shows this info
Randy



anno.Parc
anno.Hydrology
anno.PlatInfo
All Roads

- Cle Elum
- Ellensburg
- Kittitas
- County
- Private
- Roslyn
- S Cle Elum
- State Parks
- TED
- Forest Service
- WSECT
- Parcels
- Right of Way
- Parcel Boundary
- Buffer Parcels
- Cities
- CLEELM
- GLEELM SOUTH
- ELLENSBURG
- KITITAS
- ROSLYN



Disclaimer: Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.

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-07-100

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 ELLENSBURG Address WA, 98926
 City ELLENSBURG State, Zip Code WA, 98926

| | |
|--|---|
| Phone (Home) | Phone (Work) |
| Original Parcel Number(s) & Acreage (1 parcel number per line) | Action Requested |
| <u>19-17-30040-0003 (74.18)</u> | <input checked="" type="checkbox"/> <u>INTERVENING</u> SEGREGATED INTO <u> </u> LOTS |
| <u>19-17-31010-0001 (68.24)</u> | <input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY |
| | <input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE |
| | <input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL |
| | <input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS |
| | <input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP |
| | <input type="checkbox"/> COMBINED AT OWNERS REQUEST |
| | New Acreage (Survey Vol. <u> </u> , Pg <u> </u>) |
| | <u>20 AC</u> |
| | <u>18 AC</u> |
| | <u>36.18 AC</u> |
| | <u>40.00 AC</u> |
| | <u>28.24 AC</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: _____

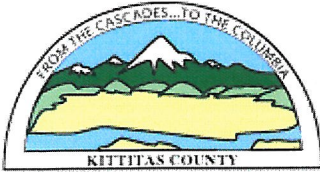
Planning Department Review

- () 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)

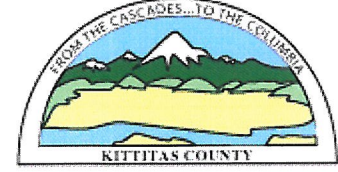
Card #: _____ Parcel Creation Date: _____
 Last Split Date: _____ Current Zoning District: _____
 Review Date: _____ By: _____
 **Survey Approved: _____ By: _____

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.

526 07 100



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: 117834
Map Number: 19-17-30040-0003
Situs: \THORP PRAIRIE RD ELLENSBURG
Legal: ACRES 74.18, CD. 7591; SEC. 30; TWP. 19; RGE. 17; S1/2 SE1/4; LESS 2.80 DITCH R/W & 3.02 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: 74.18
Last Revaluation for Tax Year:

Market Value

Land: 69,800
Imp: 0
Perm Crop: 0
Total: 69,800

Taxable Value

Land: 1,080
Imp: 0
Perm Crop: 0
Total: 1,080

Sales History

| Date | Book & Page | # Parcels | Grantor | Grantee | Price |
|------------|-------------|-----------|------------------------|------------------------|-------|
| 10-01-1994 | 39102 | 1 | THREE BAR G RANCH INC. | THREE BAR G RANCH INC. | 418 |

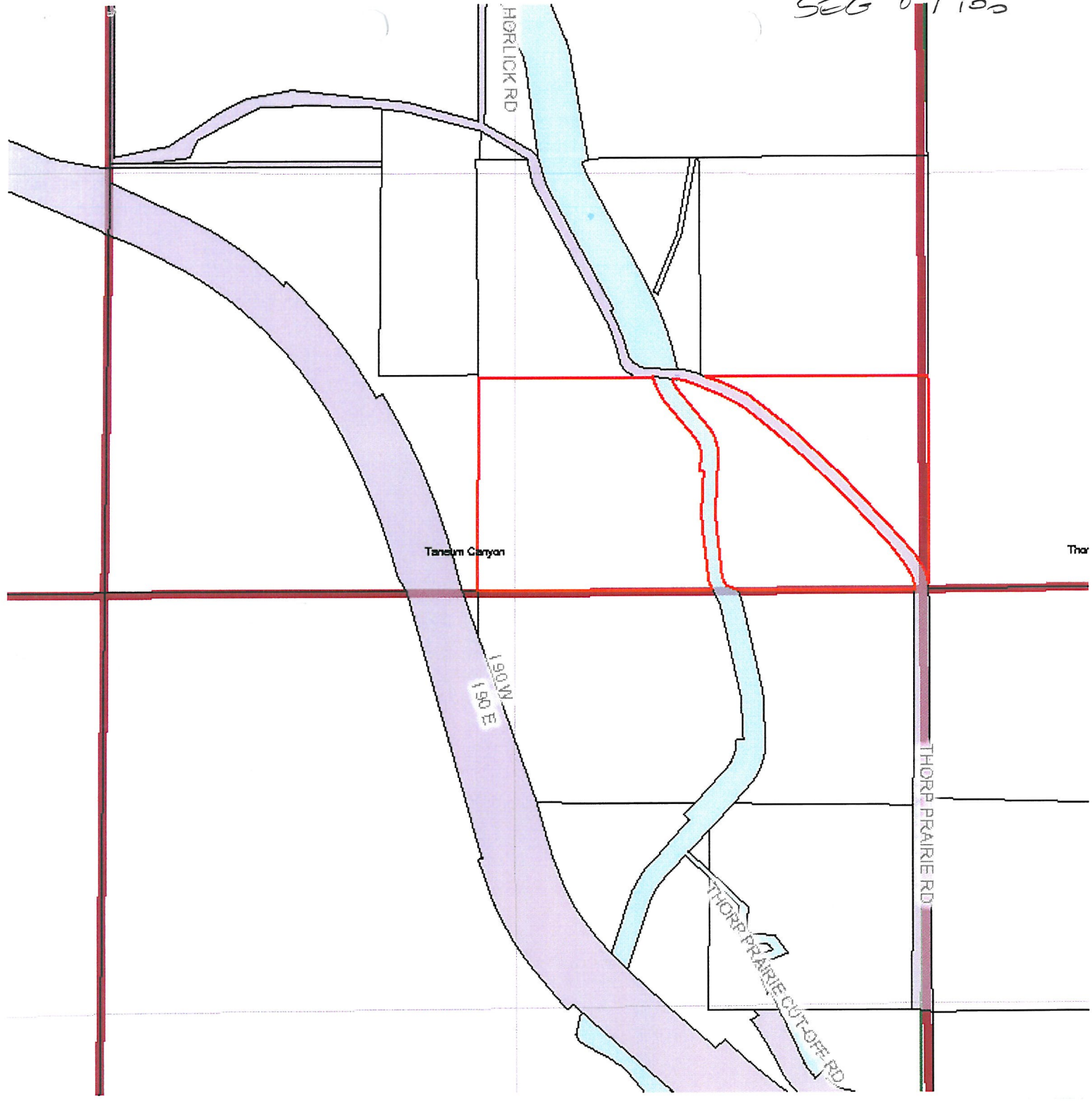
Building Permits

| Permit No. | Date | Description | Amount |
|------------|-----------|-----------------|--------|
| 2000-08079 | 8/23/2000 | CNEW CELL TOWER | 28,152 |

5 Year Valuation Information

| Year | Billed Owner | Land | Impr. | PermCrop Value | Total | Exempt | Taxable | Taxes |
|------|------------------------|-------|-------|----------------|-------|--------|---------|----------------------------|
| 2007 | THREE BAR G RANCH INC. | 1,080 | 0 | 0 | 1,080 | 0 | 1,080 | View Taxes |
| 2006 | THREE BAR G RANCH INC. | 1,080 | 0 | 0 | 1,080 | | 1,080 | View Taxes |
| 2005 | THREE BAR G RANCH INC. | 930 | 0 | | 930 | | 930 | View Taxes |
| 2004 | THREE BAR G RANCH INC. | 930 | 0 | | 930 | | 930 | View Taxes |
| 2003 | THREE BAR G RANCH INC. | 930 | 0 | | 930 | | 930 | View Taxes |
| 2002 | THREE BAR G RANCH INC. | 930 | 0 | | 930 | | 930 | View Taxes |

Filedate: 6/6/2007 5:03:42 PM



HORLICK RD

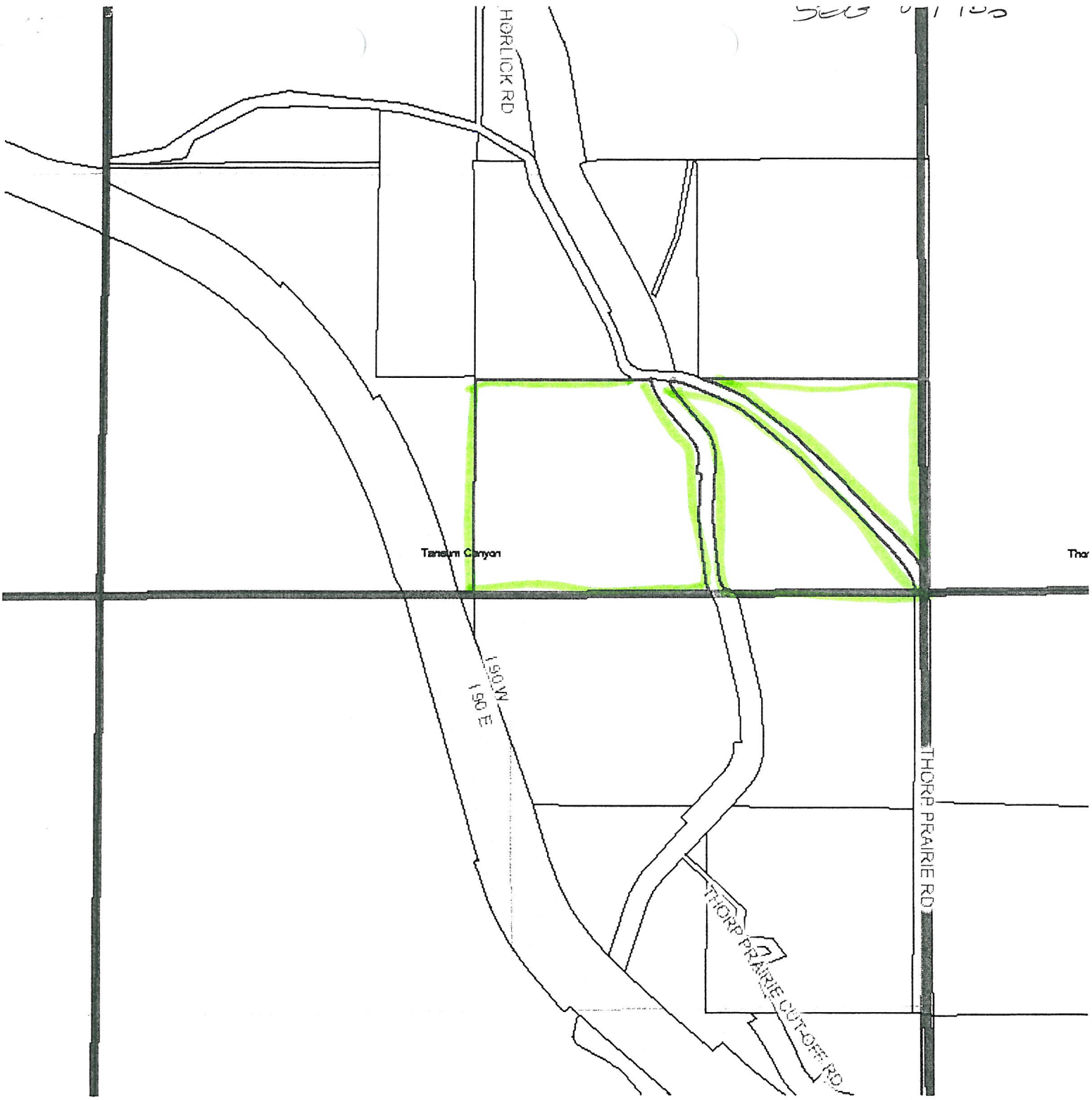
Tansum Canyon

1.50W
1.50E

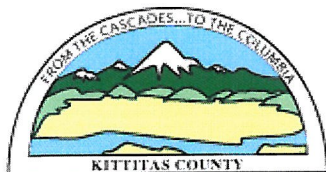
THORP PRAIRIE CUT-OFF RD

THORP PRAIRIE RD

Thor



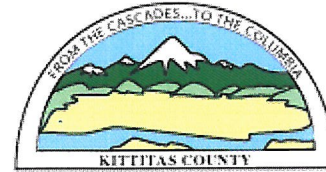
SEC 07 100



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: 277834
Map Number: 19-17-31010-0001
Situs: \THORP PRAIRIE RD ELLENSBURG
Legal: ACRES 68.24, CD. 7592; SEC. 31; TWP. 19; RGE. 17; N1/2 NE1/4; LESS 3.66 CO. RD., 4.80 DITCH RW, 3.3 STATE HWY.

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: 68.24
Last Revaluation for Tax Year:

Market Value

Land: 53,430
Imp: 0
Perm Crop: 0
Total: 53,430

Taxable Value

Land: 1,270
Imp: 0
Perm Crop: 0
Total: 1,270

Sales History

NO SALES HISTORY RECORDS FOUND!

Building Permits

NO ACTIVE PERMITS!

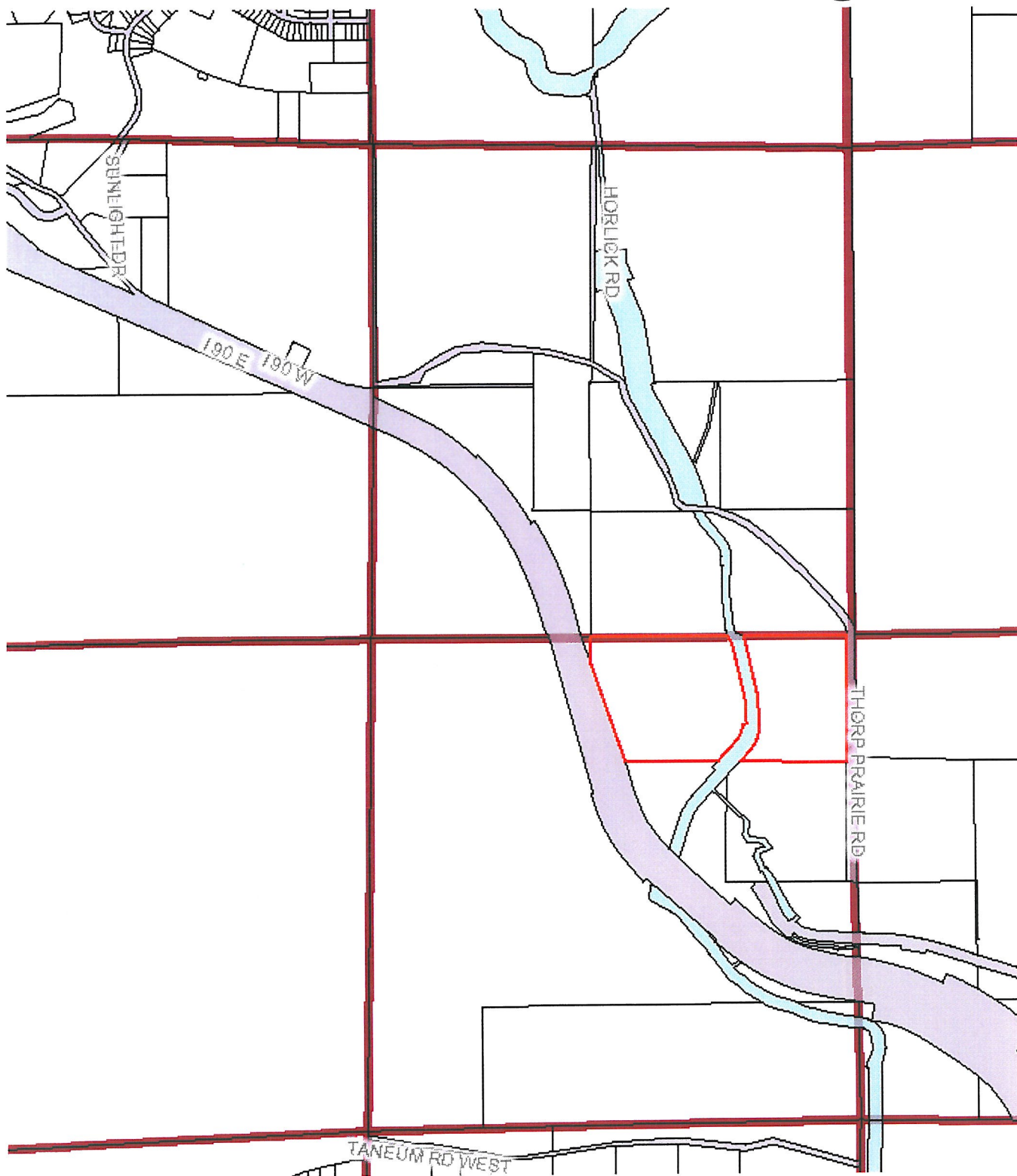
5 Year Valuation Information

| Year | Billed Owner | Land | Impr. | PermCrop Value | Total | Exempt | Taxable | Taxes |
|------|------------------------|-------|-------|----------------|-------|--------|---------|----------------------------|
| 2007 | THREE BAR G RANCH INC. | 1,270 | 0 | 0 | 1,270 | 0 | 1,270 | View Taxes |
| 2006 | THREE BAR G RANCH INC. | 1,270 | 0 | 0 | 1,270 | | 1,270 | View Taxes |
| 2005 | | 1,090 | 0 | | 1,090 | | 1,090 | View Taxes |
| 2004 | | 1,090 | 0 | | 1,090 | | 1,090 | View Taxes |
| 2003 | | 1,090 | 0 | | 1,090 | | 1,090 | View Taxes |
| 2002 | | 1,090 | 0 | | 1,090 | | 1,090 | View Taxes |

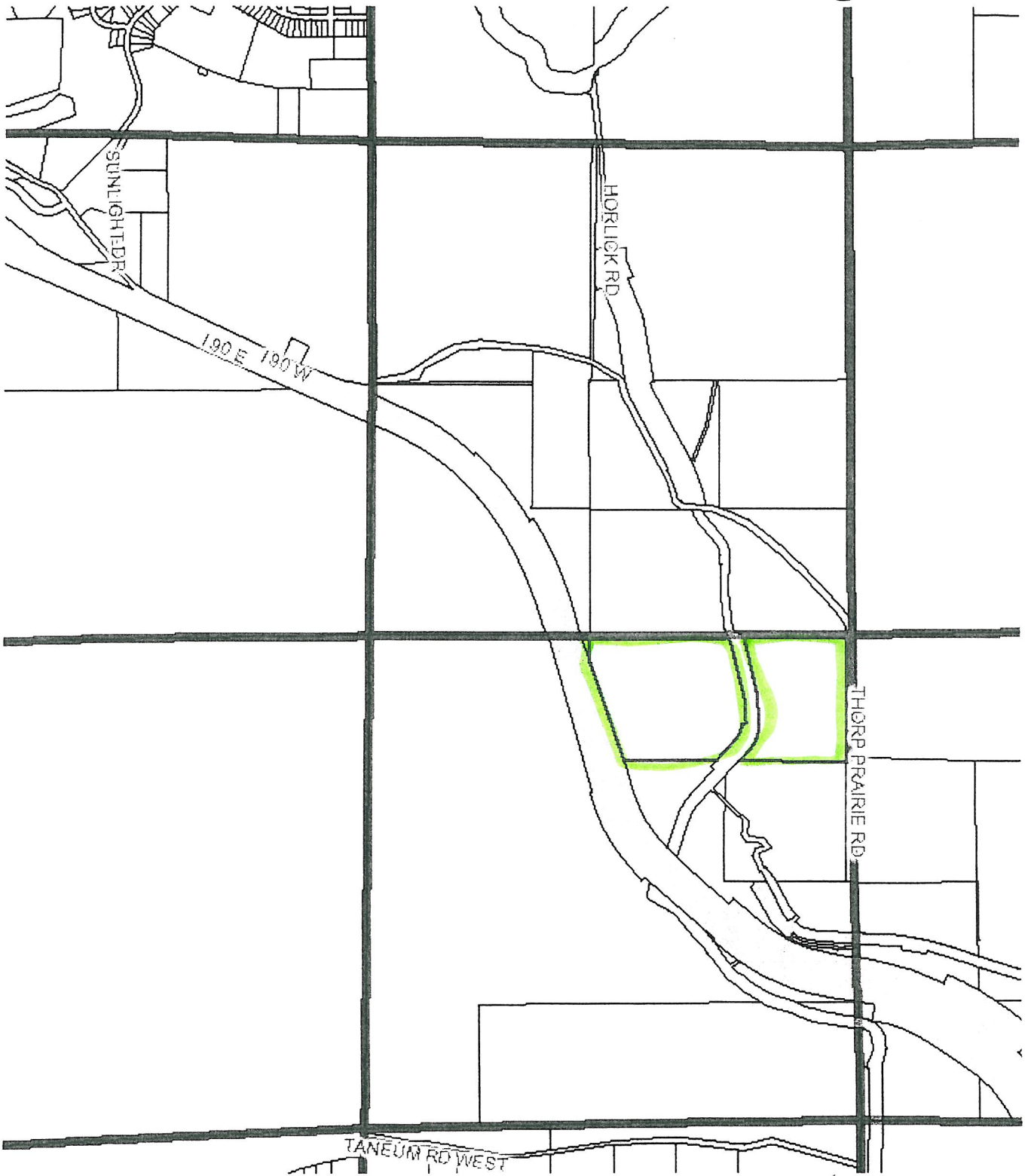
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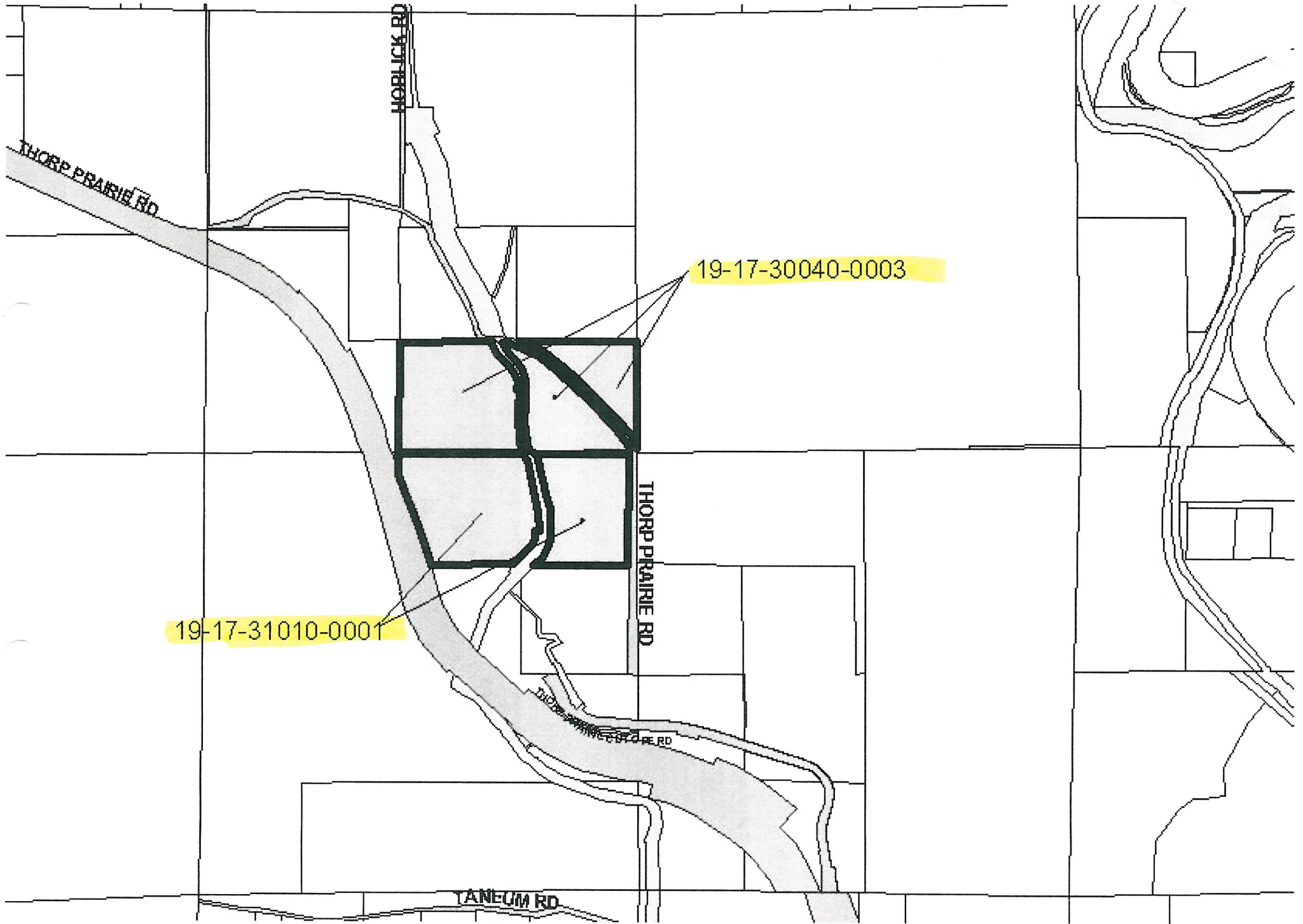
SEG 07100

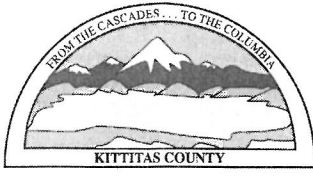


5EG 07100



SEG 07 100





KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

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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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

CFB 1113

KITTITAS COUNTY CDS
411 N. Ruby St. #2
ELLENSBURG, WA 99026

CASH RECEIPT

Date 6-27-07 052011

Received From THE COB G INC

Address 276 / 1000 HWY 2, ELLENBURG

Dollars \$ 127.00

For PARCEL SENT / DUES BAR GRANT

| ACCOUNT | HOW PAID | |
|----------------|---------------|---------------|
| | CASH | CHECK |
| AMT OF ACCOUNT | | |
| AMT PAID | <u>127.00</u> | <u>127.00</u> |
| BALANCE DUE | | |

4684

By J. M. Green