

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

"Building Partnerships – Building Communities"

July 22, 2008

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

RE: Peterson Segregation, File Number SG-08-00023
Parcel Number: 18-19-07000-0030

Dear Mr. Peterson,

Kittitas County Community Development Services has reviewed the proposed segregation application and hereby grants **final approval** to the referenced segregation. Pursuant to Kittitas County Code Title 16, 17.08.322, and 17.60B please note the following items which must be addressed to complete the process:

1. Refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Kittitas County Assessor's Office on July 22, 2008 to finalize the segregation.
3. No future division of the subject parcels based on intervening ownership shall be permitted.

Sincerely,

Jeff Watson
Staff Planner

cc: Kittitas County Assessor's Office

Attachments: Kittitas County Public Works Comments
Parcel Segregation Application
Segregation Legal Description

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

FEES: \$575 Administrative Segregation per page
\$50 Combination
\$50.00 Mortgage Purposes Only Segregation

\$190 Major Boundary Line Adjustment per page
\$95 Minor Boundary Line Adjustment per page

36-08-02
Planner Jeff

KITTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

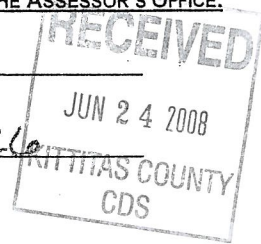
Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

Property Owner Name Bill Peterson / O Assoc.
Contact Phone 962-8242

Mailing Address PO Box 959
City, State, ZIP Ellensburg WA 98926



Zoning Classification AG-20

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

- Action Requested
- 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

New Acreage
(Survey Vol. ____, Pg __)

18-19-07000-0030
106.32 AC

0.51 NW of Road
105.81 SE of Road

Applicant is: Owner Purchaser Lessee Other

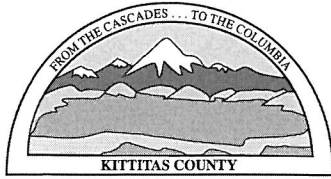
Owner Signature Required
[Signature]

Applicant Signature (if different from owner)

Tax Status: 2008 Taxed By: [Signature] Date: 7-18-08
Treasurer's Office Review
Kittitas County Treasurer's Office

- Community Development Services Review
- (X) This segregation meets the requirements for observance of intervening ownership. County Rd R/W
 - () 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)
 - Deed Recording Vol. ____ Page ____ Date ____ **Survey Required: Yes ____ No X
 - () This "segregation" is for Mortgage Purposes Only/Forest Improvement Site. "Segregated" lot shall not be considered a separate salable lot and must go through the applicable subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: 10215-2-6 Parcel Creation Date: _____
Last Split Date: _____ Current Zoning District: AG-20
Review Date: _____ By: _____
**Survey Approved: 22 July 2008 By: [Signature]



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: July 10, 2008

SUBJECT: Peterson/Rowbotham SG-08-22. 18-19-07000-0030.

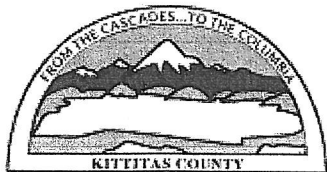
Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards.

Our department recommends Final Approval with the following conditions:

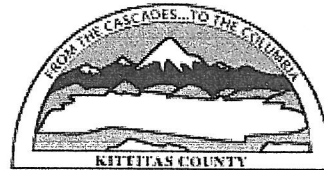
- a. An approved Access Permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the County Road Right of Way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they 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.



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: 16798
Map Number: 18-19-07000-0030
Situs: \LOOK RD ELLENSBURG
Legal: ACRES 106.32, CD. 10215-2-6; SEC. 7, TWP. 18, RGE. 19; PTN. SW1/4

Ownership Information

Current Owner: PETERSON, WILLIAM R. ETUX
Address: 862 ALFORD RD
City, State: ELLENSBURG WA
Zipcode: 98926

Assessment Data

Tax District: 22
Open Space: YES
Open Space Date: 1/1/1983
Senior Exemption:
Deeded Acres: 106.32
Last Revaluation for Tax Year:

Market Value

Land: 285,200
Imp: 0
Perm Crop: 0
Total: 285,200

Taxable Value

Land: 49,560
Imp: 0
Perm Crop: 0
Total: 49,560

Sales History

NO SALES HISTORY RECORDS FOUND!

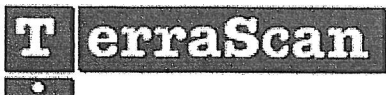
Building Permits

NO ACTIVE PERMITS!

5 Year Valuation Information

| Year | Billed Owner | Land | Impr. | PermCrop Value | Total | Exempt | Taxable | Taxes |
|------|---------------------------|--------|-------|----------------|--------|--------|---------|----------------------------|
| 2008 | PETERSON, WILLIAM R. ETUX | 49,560 | 0 | 0 | 49,560 | 0 | 49,560 | View Taxes |
| 2007 | PETERSON, WILLIAM R. ETUX | 49,560 | 0 | 0 | 49,560 | 0 | 49,560 | View Taxes |
| 2006 | PETERSON, WILLIAM R. ETUX | 41,640 | 0 | 0 | 41,640 | | 41,640 | View Taxes |
| 2005 | | 41,640 | 0 | | 41,640 | | 41,640 | View Taxes |
| 2004 | | 41,630 | 0 | | 41,630 | | 22,520 | View Taxes |
| 2003 | | 41,630 | 0 | | 41,630 | | 22,520 | View Taxes |

File date: 5/12/2008 5:23:06 PM



CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

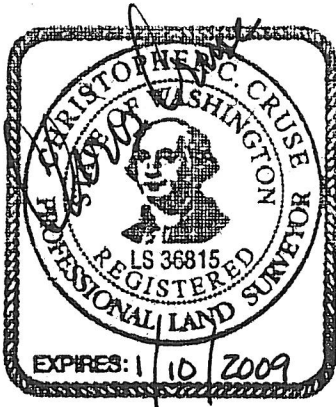
PETERSON/ROWBOTHAM DESCRIPTION

5/20/08

That portion of the Northwest Quarter of the Southwest Quarter of Section 7, Township 18 North, Range 19 East, W.M., Kittitas County, State of Washington, which lies northwesterly of the northwesterly right of way boundary of the county road as described in the instrument recorded under Auditor's File No. 366614 (Max Miller to Kittitas County dated 22nd of March, 1971), records of said County;

EXCEPT any tract of land heretofore conveyed to the Kittitas Reclamation District by Deed recorded in Book 48 of Deeds, page 368, records of said County;

AND EXCEPT rights of way of Alford and Look County Roads along the north and west boundaries thereof.



Kittitas County Mapsiter

McNeil



For information only; not for commercial publication. Kittitas County makes no warranties on the information or accuracy on this site.

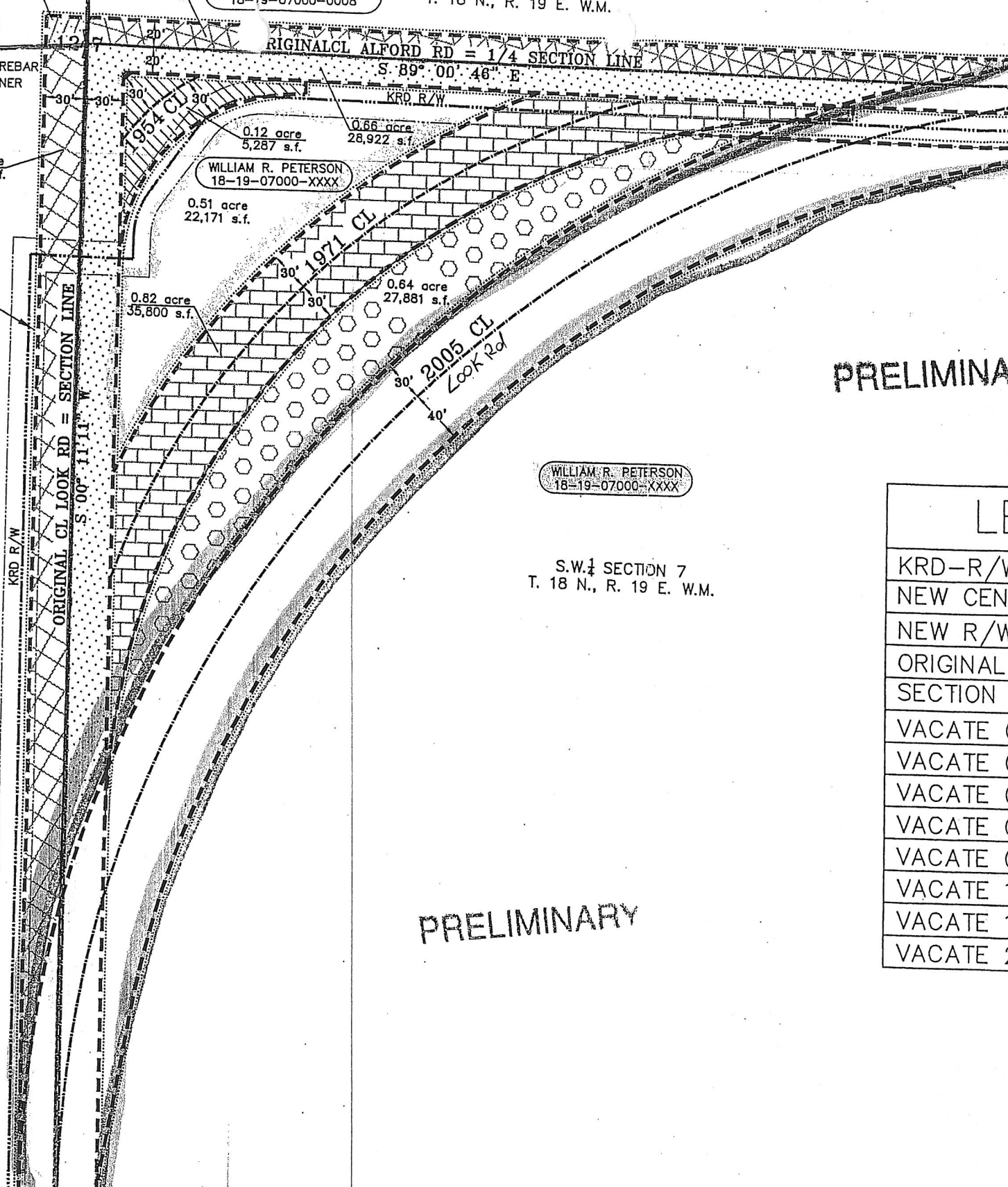
TerraScan Inc.

Township 18 Range 19 Sec 7

FND. 1" REBAR
④ CORNER

0.48 acre
21,109 s.f.

ROAD R/W &
KRD R/W
OVERLAP



PRELIMINA

WILLIAM R. PETERSON
18-19-07000-XXXX

S.W. 1/4 SECTION 7
T. 18 N., R. 19 E. W.M.

PRELIMINARY

| |
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| LE |
| KRD-R/W |
| NEW CEN |
| NEW R/W |
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AS COUNTY
OF PUBLIC WORKS
ELLENSBURG, WA 98926

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|------|-----|----------|----|
| | | | |
| | | | |
| | | | |
| DATE | NO. | REVISION | BY |

DSGN: _____
DR: JG
CHK: _____
DATE: _____

Jeff Watson

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Tuesday, July 22, 2008 6:54 AM
To: Jeff Watson
Subject: Re: Peterson Segregation SG-08-23
Attachments: image001.jpg

Good morning Jeff;

There is no KRD irrigable ground Northwest of the road on the Peterson property so KRD guidelines **will not** need to be met. If you need additional information, please let me know.

Keli Bender
KRD Lands Clerk

----- Original Message -----

From: Jeff Watson
To: krd.keli@fairpoint.net
Sent: Monday, July 21, 2008 4:02 PM
Subject: FW: Peterson Segregation SG-08-23

From: Jeff Watson
Sent: Friday, July 18, 2008 2:08 PM
To: 'krd.keli@fairpoint.net'
Subject: Peterson Segregation SG-08-23

Trudie told me to fire this off to you to see if there were any requirements or conditions from your perspective. I'm new so please feel free to correct any random acts of stupidity on my part.

Thanks,

Jeff Watson
Planner I

Kittitas County Community Development
Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926
jeff.watson@co.kittitas.wa.us
P: 509.933.8274
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

X no other intervening ownership allowed canal & wilson creek

Preliminary Submittal Requirements:

Review Date:

Tax Parcel:

Date Received:

File Number:

Date Project Completed

Planner

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: _____ Date Completed: _____

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # **2**
 - Located within Irrigation District: **KRD** Letter sent to Irrigation District Date: _____
 - School District: **Ellensburg**
 - UGA **NA**
 - UGN **NA**
 - Rezone
 - Adjacent Subdivisions
- **krd.keli@fairpoint.net**

Critical Areas Check

Date _____ Planner Signature: _____

Zoning: **AG 20**

Lot Size: **106.32**

Required Setbacks: F **25** S **5** R **25**

Y N

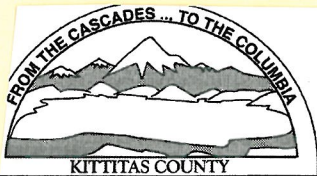
- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment? **NO**
- Frequently Flooded Area? Panel#: 530095 0 **NO** Zone: _____
- Fish & Wildlife Conservation Area? Type of Habitat: **PHS** Water Type: _____
- Wetland? Buffer requirement: **9**

Geologic Hazard Areas: **P&MC**

- Seismic **C**
- Landslide
- Erosion
- Mine
- Steep Slope
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
 - Hazardous Materials containment required if checked
- Airport Zone? Zone: _____
- Forest Service Roads? Road: _____
- BPA Easement Located on Property? Letter Sent to BPA Date: _____
- Additional Approvals Required? Type _____

CRITICAL AREA NOTES:

- Existing structures



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

RECEIPT NO.: 00001849

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7523

DEPARTMENT OF PUBLIC WORKS
(509) 962-7698

Account name: 001625

Date: 6/24/2008

Applicant: PETERSON, WILLIAM R. ETUX

Type: check # 13898

| <u>Permit Number</u> | <u>Fee Description</u> | <u>Amount</u> |
|----------------------|----------------------------|---------------|
| SG-08-00023 | ADMINISTRATIVE SEGREGATION | 575.00 |
| | Total: | 575.00 |