

**Segregation Preliminary Submittal Requirements For:**

**SG-09-00012 Stewart**

Date Received: June 4, 2009

Review Date: July 7, 2009

Map Number: 18-19-24030-0005 Parcel Number: 11774

Planner: Jeff Watson Zoning: Commercial Agriculture

Fee Collected

Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Subdivision conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

**Critical Areas**

Yes  No Within a Shoreline of the State Environment:

Yes  No Within a FIRM Floodplain Panel #:

Yes  No Within a PHS Habitat Habitat Type:

Yes  No Wetland in Parcel Wetland Type:

Yes  No Seismic Rating Category:

Yes  No Within Coal Mine Area

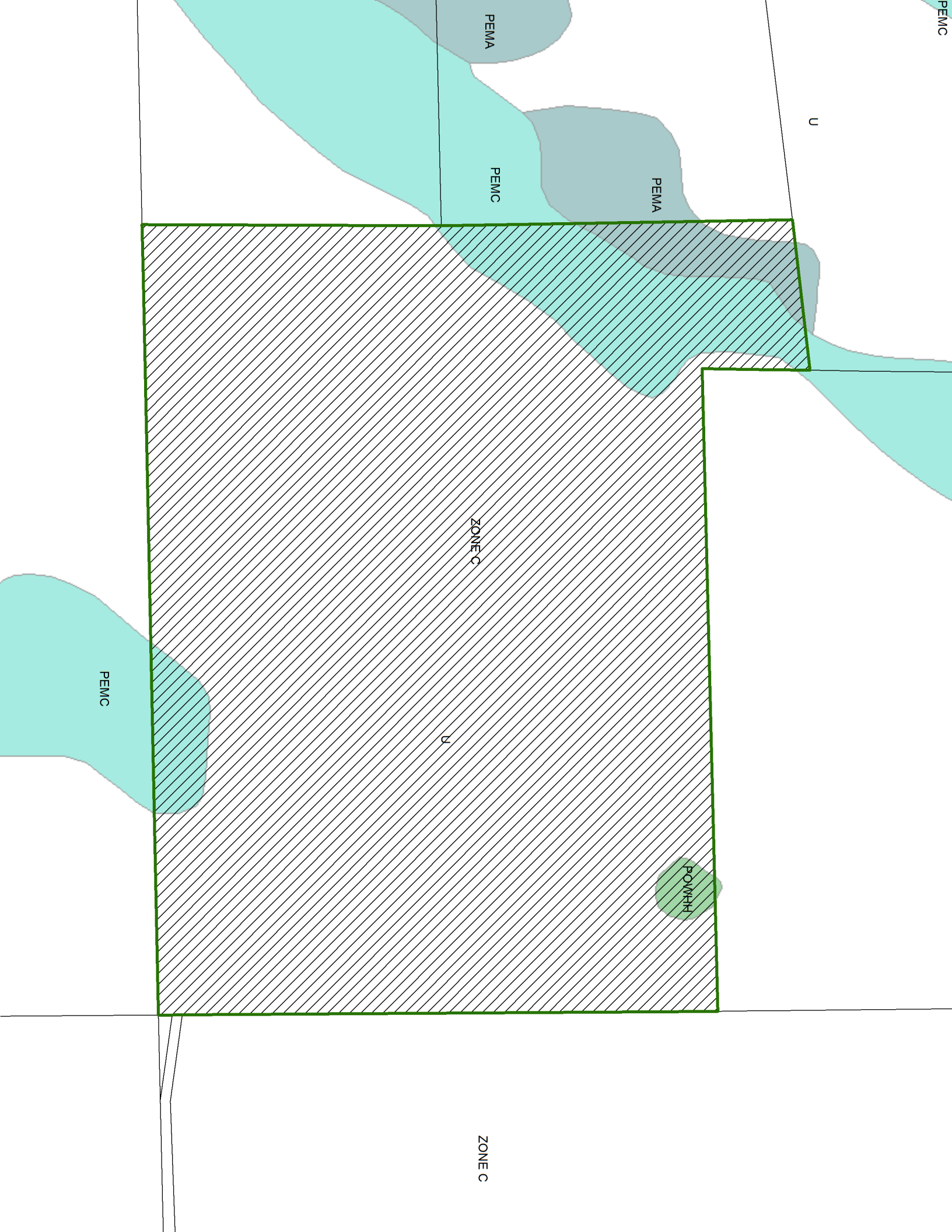
Yes  No Hazardous Slope in Parcel Category:

Yes  No Airport Zones within Parcel Zone:

Yes  No Adjacent to Forest Service Road Road:

Yes  No Adjacent to BPA Lines or Easement

Yes  No Within 1000' of Mineral Land of LTS



PEMC

U

PEMA

PEMC

PEMA

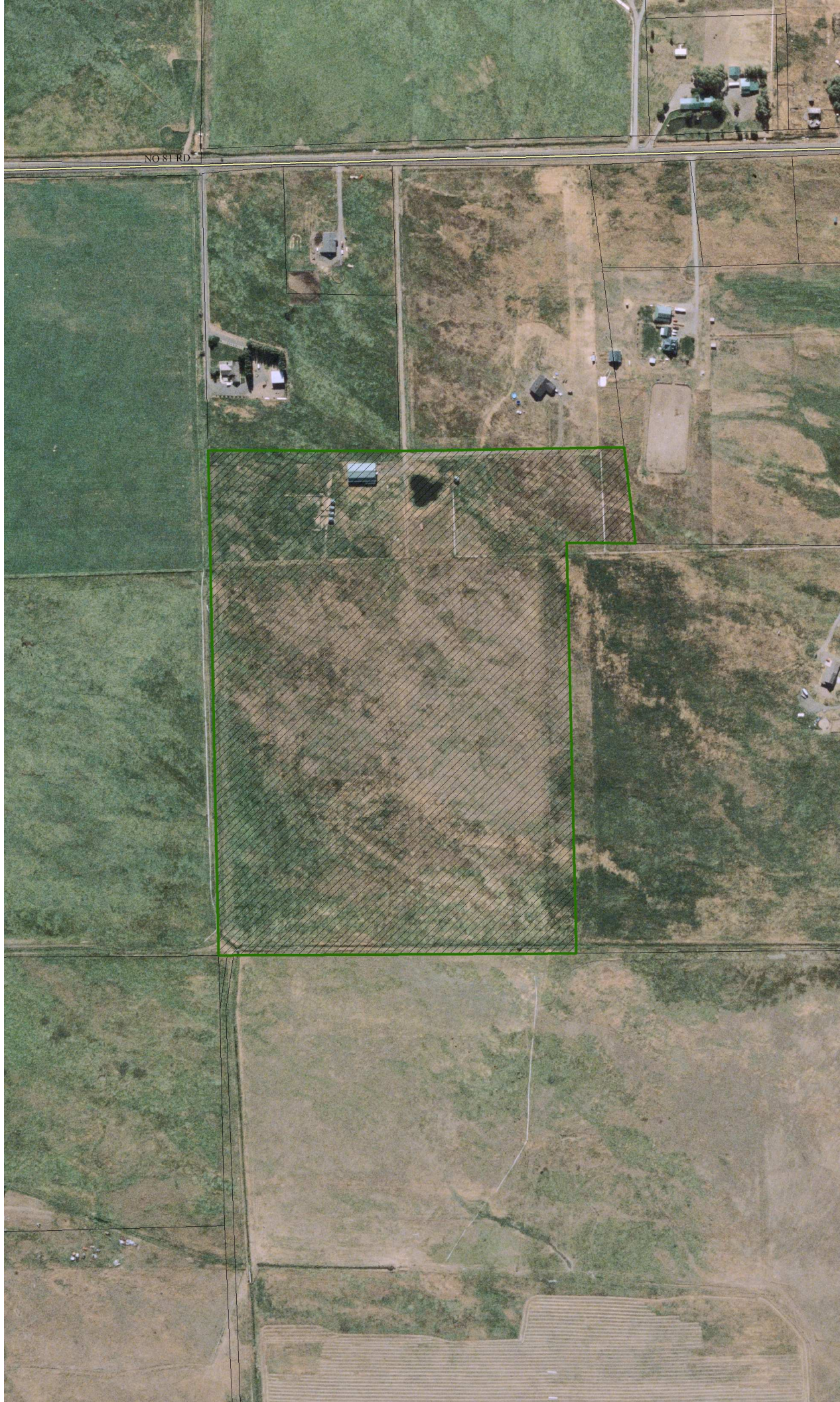
ZONE C

U

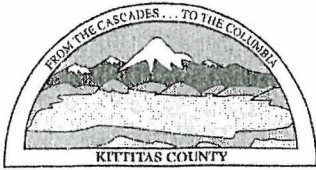
PEMC

POW/HH

ZONE C



NO 81 RD



# 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"

PERMIT NUMBER: SG-09-00012

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

Assessor's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, 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 5<sup>th</sup>, Suite 102  
Ellensburg, WA 98926

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

### REQUIRED FOR SUBMITTAL

- Unified Site Plan(s) of current lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all owners and/or applicants (if more than one).

### OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Legal descriptions of the proposed lots.
- Assessor Compas Information about the parcels.

### APPLICATION FEE:

- \$760 Administrative Segregation (\$630 CDS/\$130 FM)
- SEGREGATED INTO 2 LOTS,
- SEGREGATED FOREST IMPROVEMENT SITE
- "SEGREGATED" FOR MORTGAGE PURPOSES ONLY
- ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL
- \$50 Combination
- COMBINED AT OWNERS REQUEST
- \$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)
- B LA BETWEEN PROPERTY OWNERS
- BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$166 Minor Boundary Line Adjustment (\$101 CDS/\$65 FM)
- B LA BETWEEN PROPERTY OWNERS
- BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$50 Mortgage Purposes Only Segregation

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

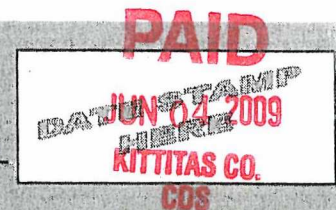
X [Signature]

DATE:

6.4.09

RECEIPT #

4914



NOTES:

1. Name, mailing address and day phone of land owner(s) of record:  
*Landowner(s) signature(s) required on application form.*

Name: Charlie Stewart  
Mailing Address: 13112 195th Place SE  
City/State/ZIP: Issaquah, WA 98027  
Day Time Phone: 206-419-7429  
Email Address: \_\_\_\_\_

2. Name, mailing address and day phone of authorized agent, if different from land owner of record:  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Chris Cruse  
Mailing Address: P.O. Box 959  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 962-8242  
Email Address: \_\_\_\_\_

3. Street address of property:

Address: 5102 No. 81 Rd  
City/State/ZIP: Ellensburg, WA 98926

4. Zoning Classification: COM-AG

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

18-19-24030-0005 45.81 Ac.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

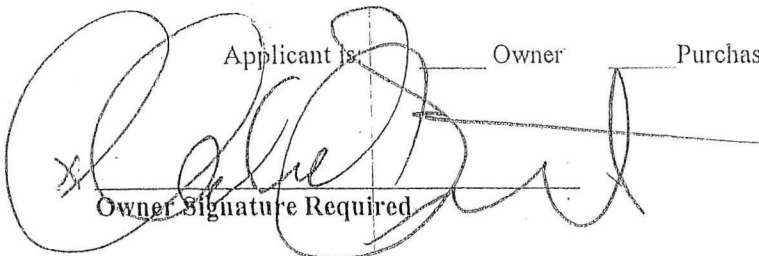
New Acreage  
(Survey Vol. \_\_\_\_\_, Pg \_\_\_\_\_)

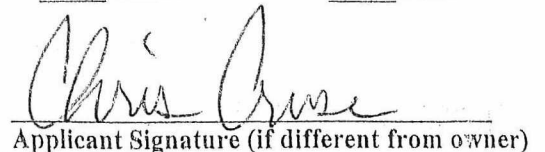
20 Ac. and 25.81 Ac.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant is \_\_\_\_\_ Owner \_\_\_\_\_ Purchaser \_\_\_\_\_

\_\_\_\_\_  
Lessee

Other

  
Owner Signature Required

  
Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: \_\_\_\_\_

By: \_\_\_\_\_  
Kittitas County Treasurer's Office

Date: \_\_\_\_\_

Community Development Services 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) 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 the applicable subdivision process in order to make a separately salable lot. (Page 2 required)
- This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: \_\_\_\_\_

Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_

Current Zoning District: COMMERCIAL AGRICULTURE

Review Date: 7/7/2009

By: Jeff Watson

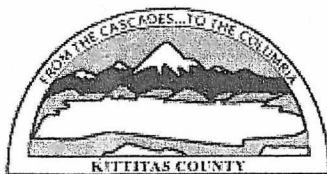
\*\*Survey Approved: \_\_\_\_\_

By: \_\_\_\_\_

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.

NOTE:

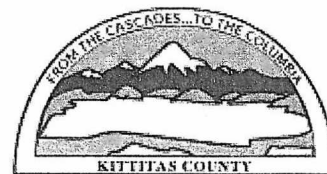
**BOUNDARY LINE ADJUSTMENT DEFINITION IN KITTITAS COUNTY CODE 16.08.055:** Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes. The resulting legal descriptions shall incorporate the original legal descriptions and the resulting change to those descriptions.



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:** 11774  
**Map Number:** 18-19-24030-0005  
**Situs:** 05102 W/O 81 RD ELLENSBURG  
**Legal:** ACRES 45.81, CD. 10398-4; SEC. 24, TWP. 18, RGE. 19; PTN. SW1/4 (PTN. LOT E & PTN. LOT G, SURV. B23/P44)

### Ownership Information

**Current Owner:** STEWART, CHARLIE  
**Address:** 13112 195TH PLACE SE  
**City, State:** ISSAQUAH WA  
**Zipcode:** 98027-

*(206)-419-7429  
bluedrifter@comcast.net*

### Assessment Data

**Tax District:** 26  
**Open Space:** YES  
**Open Space Date:** 1/1/1985  
**Senior Exemption:**  
**Deeded Acres:** 45.81  
**Last Revaluation for Tax Year:**

### Market Value

**Land:** 180,430  
**Imp:** 42,630  
**Perm Crop:** 0  
**Total:** 223,060

### Taxable Value

**Land:** 20,350  
**Imp:** 42,630  
**Perm Crop:** 0  
**Total:** 62,980

### Sales History

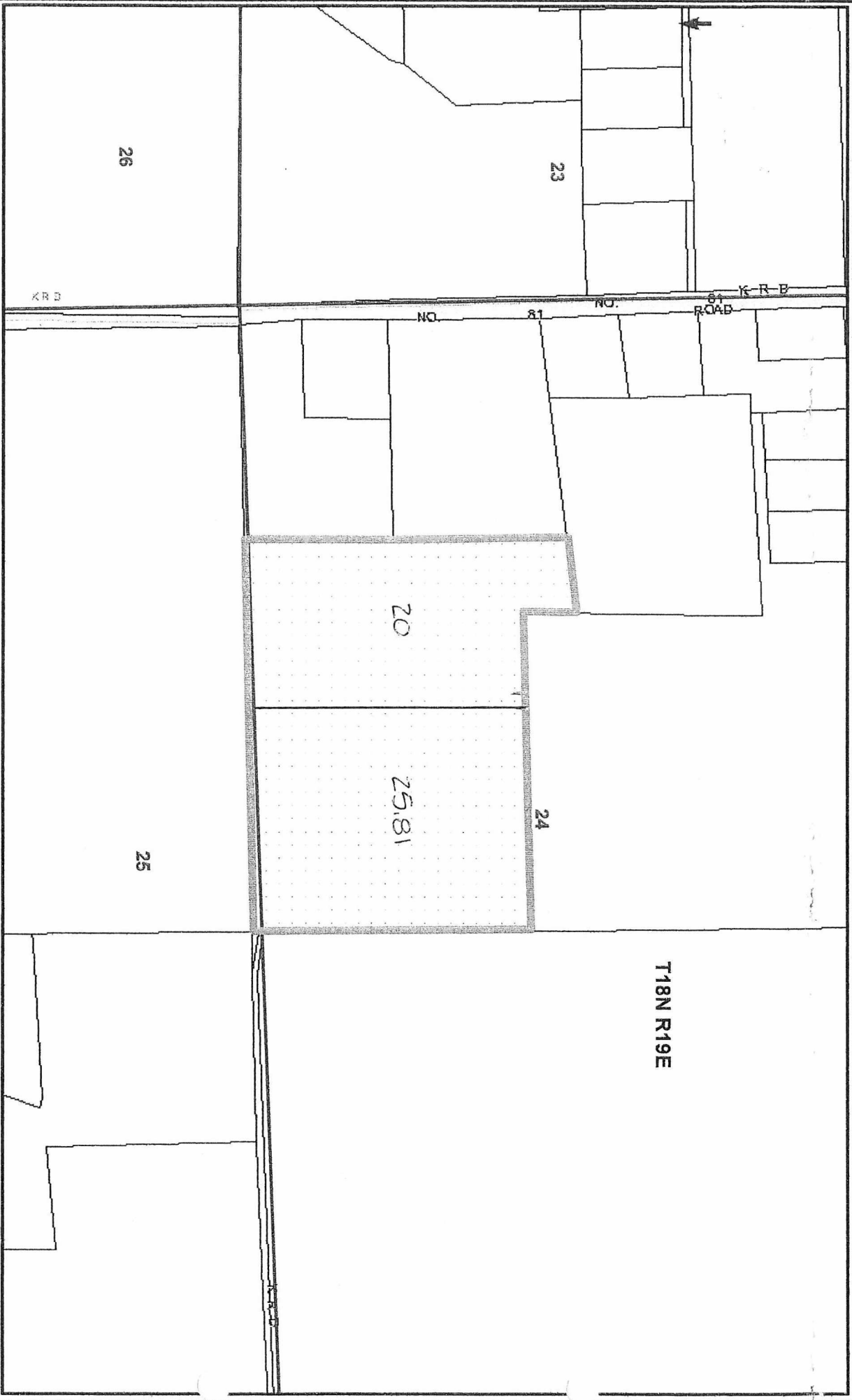
Date	Book & Page	# Parcels	Grantor	Grantee	Price
11-13-2007	2007-2386	1	EADS, THOMAS E ETUX	STEWART, CHARLIE	390,000
10-06-2004	2004-2485	1	BOWER, RAYMOND ETUX	EADS, THOMAS E ETUX	190,000
03-31-2000	10098	3	WILLARD, STEVE A	BOWER, RAYMOND ETUX	255,000
09-09-1999	8734	11	WILLARD, STEVEN A &	WILLARD, STEVE A	18,238
09-09-1999	8734	1	CONVERSION MISSING OWNERS	CONVERSION MISSING OWNERS	18,238
02-01-1997	3238	4	WILLARD, STEVEN A &	WILLARD, STEVEN A &	
02-01-1997	3237	4	WILLARD, STEVEN A &	WILLARD, STEVEN A &	
09-01-1996	2558	4	WILLARD, STEVEN A &	WILLARD, STEVEN A &	
07-01-1996	2089	4	WILLARD, STEVEN A-TRUSTEE	WILLARD, STEVEN A &	390,510
09-01-1991	3292900	5	WILLARD PER. REP., STEVEN	WILLARD, STEVEN A-TRUSTEE	
08-01-1991	3253700	4	MCCUNE ETUX, STANLEY M.	WILLARD PER. REP., STEVEN	262,500

### Building Permits

Permit No.	Date	Description	Amount
2009-00032	1/30/2009	MFH 1719 SQFT, 09 FOR 10	85,950

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	STEWART, CHARLIE	20,350	42,630	0	62,980	0	62,980	<a href="#">View Taxes</a>
2008	STEWART, CHARLIE	20,350	42,630	0	62,980	0	62,980	<a href="#">View Taxes</a>



**Legend**

-  Tax Parcels
-  Rights of Way
-  Townships
-  Sections

Scale = 1:7,200  
1 inch = 600 ft

Map Center: Township: **18** Range: **19** Section: **24**

6/2/2009

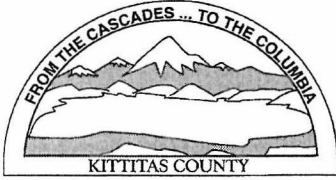
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T18N R19E





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

**RECEIPT NO.: 00004914**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 020821

**Date:** 6/4/2009

**Applicant:** STEWART, CHARLIE

**Type:** check # 1105

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-09-00012	ADMINISTRATIVE SEGREGATION	630.00
SG-09-00012	FM ADMINISTRATIVE SEGREGATION	130.00
	Total:	760.00