

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-10-00021

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

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 of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all property owners.

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:

- \$875 Administrative Segregation (\$630 CDS/\$130 FM/\$115PW)**
 SEGREGATED INTO 7 LOTS,
 - \$380 Boundary Line Adjustment (\$225 CDS/\$65 FM/\$90PW)**
 - B LA BETWEEN PROPERTY OWNERS
 - BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$50 COMBINATION**
 COMBINED AT OWNERS REQUEST

PAID
DEC 14 2010

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

DATE:

RECEIPT #

X [Signature]

12-14-10



NOTES:

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

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

1. Contact information:

Harrel Farm LLC C/O Cruse and Assoc.
Applicant's Name
Ellensburg
City
962-8242
Phone number

P.O. Box 959
Address
WA, 98926
State, Zip Code
cruseandassoc@kvalley.com
Email Address

2. Street address of property:

Address: Hunter Road
City/State/ZIP: Thorp, WA 98946

3. Zoning Classification: COM-AG

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

18-17-15040-0002
158.57 AC

New Acreage
(Survey Vol. ____, Pg ____)

7 Parcels all over 20 acres

Final Lot Configuration as
per Record of Survey.

Applicant is: Owner Purchaser

Lessee Other

Paul Harrel
Owner Signature Required

Chris Cruse
Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____ By: _____ Date: _____
Kittitas County Treasurer's Office

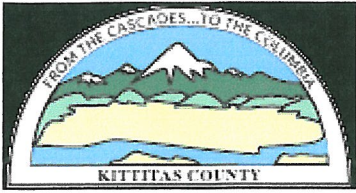
Community Development Services Review

- () 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 BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

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



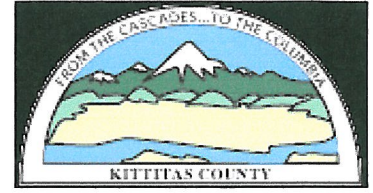
Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.



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: 206433
Map Number: 18-17-15040-0002
Situs: UNKNOWN ELLENSBURG
Legal: ACRES 158.57, CD. 7330; SEC. 15; TWP. 18; RGE 17; PTN S1/2 (PARCEL A1, B29/P221-231); LESS 11@

Ownership Information

Current Owner: HARREL FARM LLC
Address: % HARREL, PAUL A
371 THORP CEMETERY RD
City, State: THORP WA
Zipcode: 98946

Assessment Data

Tax District: 11
Open Space: YES
Open Space Date: 1/1/1977
Senior Exemption:
Deeded Acres: 158.57
Last Revaluation for Tax Year:

Market Value

Land: 626,600
Imp: 0
Perm Crop: 0
Total: 626,600

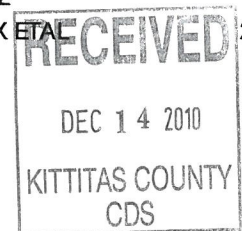
Taxable Value

Land: 138,090
Imp: 0
Perm Crop: 0
Total: 138,090

Sales History

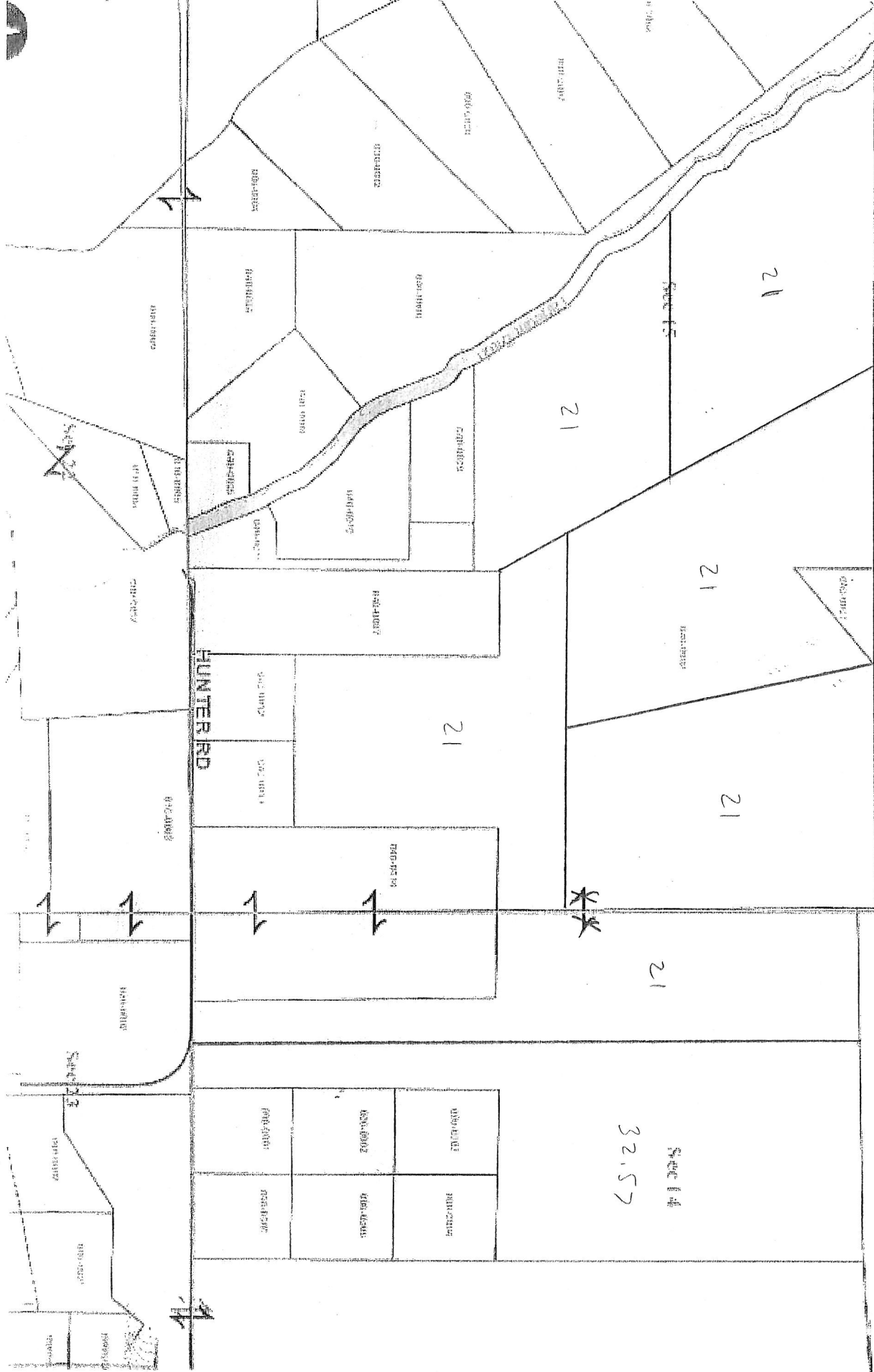
Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-29-2004	2004-3245	4	WILLOWBROOK FARMS L.P.	HARREL FARM LLC	
12-01-1998	7161	11	HARREL, SUSAN, ETAL	HARREL FARM LLC	
01-01-1993	3547300	7	PAUL A. HARREL ETUX ETAL	HARREL, SUSAN, ETAL	
12-01-1992	3537700	7	PAUL A. HARREL ETUX	PAUL A. HARREL ETUX ETAL	205,175

Building Permits
NO ACTIVE PERMITS!



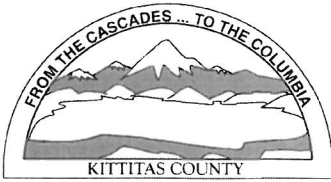
5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	HARREL FARM LLC	138,090	0	0	138,090	0	138,090	View Taxes
2009	HARREL FARM LLC	118,940	0	0	118,940	0	118,940	View Taxes
2008	HARREL FARM LLC	118,940	0	0	118,940	0	118,940	View Taxes
2007	HARREL FARM LLC	118,940	0	0	118,940	0	118,940	View Taxes



RECEIVED
 DEC 14 2010
 KITTITAS COUNTY
 CDS

7
Proposed



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

RECEIPT NO.: 00009974

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 023265

Date: 12/14/2010

Applicant: WILLOWBROOK FARMS II LLC

Type: check # 1079

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-10-00021	ADMINISTRATIVE SEGREGATION	630.00
SG-10-00021	FM ADMINISTRATIVE SEGREGATION	130.00
SG-10-00021	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00