



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"

ADMINISTRATIVE PARCEL SEGREGATION

(Segregation of lots 20 acres or larger, as defined by KCC 16.08.015)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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 ATTACHMENTS

Note: a separate application must be filed for each segregation request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields.
- Signatures of all property owners.
- A narrative project description with at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required
- For **preliminary approval**, please submit a sketch containing the following elements.
 1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcels A, B, C or Lots 1, 2, 3, etc.)
 2. Show all existing buildings, well heads and drain fields and indicate their distances from the original exterior property lines AND from the proposed property lines. If you have a copy of an original survey, please attach. A new survey will not be needed until preliminary approval has been granted.
 3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map. Example: Parcel
 4. A - The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- For **final approval** (not required for initial application): submit a recorded survey with legal description.

APPLICATION FEES:

630.00 Kittitas County Community Development Services (KCCDS)
 115.00 Kittitas County Department of Public Works
 130.00 Kittitas County Fire Marshal

\$875.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:

4/13/11

RECEIPT #

RECEIVED

APR 13 2011

KITTITAS COUNTY
CDS

DATE STAMP IN BOX

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.)
- Assessor COMPAS Information about the parcels.

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Steven K. Sterner
Mailing Address: 5030 194th St SW
City/State/ZIP: Lynnwood WA 98036
Day Time Phone: 206.930.7791
Email Address: steven.sterner@frontier.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: None
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: None
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: Parcel #078734 Parke Creek Rd
City/State/ZIP: Ellensburg WA

5. Legal description of property (attach additional sheets as necessary):

E1/2 SW1/4 Sec 30, Township 19N Range 21E W.M. Kittitas County State of WA; Except: N1/2 N1/2 NE1/4 SW1/4

6. Property size: 70 (acres)

7. Land Use Information: Zoning: Forest & Range Comp Plan Land Use Designation: _____

8. Existing and Proposed Lot Information:

Original Parcel Number & Acreage
(1 parcel number per application)

#078734 - 70 Acres

19-21-30000-0006

New Acreage (1 parcel per line)
(Survey Vol. ____, Pg ____)

Description A - 30 Acres

Description B - 20 Acres

Description C - 20 Acres

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

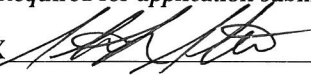
Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X _____ (date) _____

X  _____ (date) 9/10/11

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

TREASURER'S OFFICE REVIEW

Tax Status: _____ By: _____ Date: _____

COMMUNITY DEVELOPMENT SERVICES REVIEW

() This Administrative Segregation meets the requirements of Kittitas County Code (Ch. 16.08.015).

Deed Recording Vol. _____ Page _____ Date _____

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Preliminary Approval Date: _____

By: _____

Final Approval Date: _____

By: _____



STEVEN K. & KRISTIN KT STERNER
5030 194th Street Southwest
Lynnwood, WA 98036
206.930.7791

steven.sterner@frontier.com

kristin.sterner@frontier.com

April 10, 2011

Kittitas County CDS
411 N. Ruby St #2
Ellensburg WA 98926

RE: Administrative Parcel Segregation Parcel #078734

To whom it may concern:

Enclosed is my application to split the existing 70 acres into three (3) parcels. Two parcels B&C will be 20-acres and parcel A will be 30 acres. The property is located on the north end of Parke Creek Road at the 4,000+- foot level. On what will become Parcel A there is one permanent structure on the property – a lean to shed that is used to protect an 18' trailer. In addition there is a non-permanent structure that is an out-house. The property does not have any water supply nor any drain fields.

Along with the Administrative Parcel Segregation Application I've attached:

- Check #2064 for \$875.00 payable to KCCDS
- Sketch of proposed segregation
- Copy of existing Kittitas County Property Summary #078734
- Copy of existing Kittitas County Treasurer Report #078734
- Copy of a survey that was completed Oct 4, 2010

Should you have any questions or need additional information please don't hesitate to call me at 206.930.7791 or email at steven.sterner@frontier.com.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven K. Sterner".

Steven K. Sterner

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Sterner - Parcel #078734
Sketch of Property

Administrative Parcel Segregation

Property Description A O L	The South half of the north half of the NE 1/4 and the south half of the NE 1/4, SW 1/4 Section 30, T-19 N, R-21 EWM 30 Acres
Property Description B	North half of the SE 1/4, SW 1/4 Section 30, T-19N, R-21 EWM 20 Acres
Property Description C	South half of the SE 1/4, SW 1/4 Section 30, T-19N, R-21 EWM 20 Acres

There is one permanent structure located on property segment A
A lean to shed with approximate location marked with an L

There is one non-permanent structure located on property segment A
An out-house approximate location is marked with a O
Both structures are a minimum of 100 feet away from any property line

There are no permanent structures on Properties B & C

There are no well heads or drain fields on any of the property segments

Ingress and Egress across all segments is part of Title based upon
existing roads.



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: 078734
Map Number: 19-21-30000-0006
Situs: \PARKE CREEK RD ELLENSBURG
Legal: ACRES 70.00, CD. 11503-2; SEC. 30; TWP. 19; RGE. 21 PTN. E 1/2 SW 1/4

Ownership Information

Current Owner: STERNER, STEVEN K. ETUX
Address: 5030 194TH ST SW
City, State: LYNNWOOD WA
Zipcode: 98036

Assessment Data

Tax District: 25
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 70
Last Revaluation for Tax Year:

Market Value

Land: 58,700
Imp: 1,620
Perm Crop: 0
Total: 60,320

Taxable Value

Land: 58,700
Imp: 1,620
Perm Crop: 0
Total: 60,320

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
06-01-1992	3429900	1	PENDERGRASS ETUX, G. LEE	STERNER, STEVEN K. ETUX	38,500
04-01-1988	2532900	4	JAMES G. JOHANNES ETUX	JAMES F. JOHANNES	

Building Permits

NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2011	STERNER, STEVEN K. ETUX	58,700	1,620	0	60,320	0	60,320	View Taxes
2010	STERNER, STEVEN K. ETUX	61,500	0	0	61,500	0	61,500	View Taxes
2009	STERNER, STEVEN K. ETUX	61,500	0	0	61,500	0	61,500	View Taxes
2008	STERNER, STEVEN K. ETUX	61,500	0	0	61,500	0	61,500	View Taxes
2007	STERNER, STEVEN K. ETUX	61,500	0	0	61,500	0	61,500	View Taxes
2006	STERNER, STEVEN K. ETUX	42,000	0	0	42,000		42,000	View Taxes

[Photos/Sketches](#)

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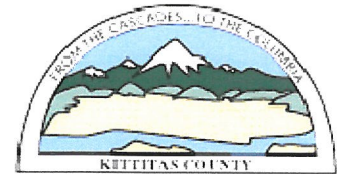
Parcel: 078734



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Kittitas County Treasurer



Deanna J. Panattoni
Treasurer

205 W 5th Ave Suite 102
Ellensburg, WA 98926
Phone: (509)962-7535
Fax: (509)933-8212



Parcel Information

Parcel Number: 078734
Map Number: 19-21-30000-0006
Situs: \PARKE CREEK RD ELLENSBURG
Legal: ACRES 70.00, CD. 11503-2; SEC. 30; TWP. 19;
RGE. 21 PTN. E 1/2 SW 1/4

Ownership Information

Current Owner: STERNER, STEVEN K. ETUX
Address: 5030 194TH ST SW
City, State: LYNNWOOD WA
Zipcode: 98036

Current Tax Year 2011

Type	Statement #	Gross Tax	Tax Amount Exempt	Net Tax	Misc Amnts	Total Tax	Balance
REAL	2011-078734	492.40	0	492.40	44.25	536.65	536.65

Current Tax Year Interest as of 4/10/2011

Type	Statement #	Balance	Interest	Fees	Total
REAL	2011-078734	536.65	0.00	0.00	536.65

[Make Payment](#)

5 Year Tax History

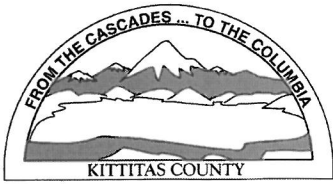
Type	Statement No.	Payment Date	Receipt No.	Tax Amount	Interest	Total Payment
REAL	2010-078734	10-18-2010	2010-0289729	274.62	0.00	274.62
REAL	2010-078734	05-05-2010	2010-0273691	274.63	0.00	274.63
REAL	2009-078734	11-03-2009	2009-0239456	267.39	0.00	267.39
REAL	2009-078734	04-23-2009	2009-0198086	267.39	0.00	267.39
REAL	2008-078734	10-24-2008	2008-0165774	283.31	0.00	283.31
REAL	2008-078734	04-16-2008	2008-0131302	283.32	0.00	283.32
REAL	2007-078734	11-07-2007	2007-0117558	327.63	3.28	327.63
REAL	2007-078734	04-23-2007	2007-0076819	327.64	0.00	327.64
REAL	2006-P078734	10-23-2006	2006-0042782	258.91	0.00	258.91
REAL	2006-P078734	05-03-2006	2006-0023421	258.92	0.00	258.92

Prior Tax Years Interest as of 4/10/2011

NO INFORMATION FOUND FOR THIS PARCEL

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

RECEIPT NO.: 00010702

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 023736

Date: 4/13/2011

Applicant: STERNER, STEVEN K. ETUX

Type: check # 2064

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-11-00001	ADMINISTRATIVE SEGREGATION	630.00
SG-11-00001	FM ADMINISTRATIVE SEGREGATION	130.00
SG-11-00001	PUBLIC WORKS ADMIN SEG	115.00
	Total:	875.00