

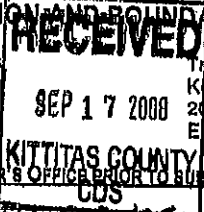
FEES: \$575 Administrative Segregation per page \$50 Combination \$50.00 Mortgage Purposes Only Segregation \$100 Major Boundary Line Adjustment per page \$85 Minor Boundary Line Adjustment per page

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



BL-08-00051

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

WEST RIDGE RANCH -
LATHROP DEV.
Property Owner Name
962-8242
Contact Phone

C/O. CHUCK CRUSE
Mailing Address, City, State, ZIPcode
Zoning Classification AG-20 (required)

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

Action Requested

New Acreage
(Survey Vol. 35, Pg 200)

18-17-27000-0011 20.00

SEGREGATED INTO LOTS

20.00

18-17-27000-0012 20.00

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

20.00

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

DEC 22 2008

Applicant is: Owner Purchaser Lessee Other

Owner Signature Required

Applicant Signature (if different from owner)

Tax Status: 2008 Paid in full By: [Signature] Date: 12/22/2008
Kittitas County Treasurer's Office

Community Development Services Review

- () This segregation meets the requirements for observance of intervening ownership.
() This exemption meets the requirements for a Boundary Line Adjustment pursuant to Kittitas County Code Chapter 16.04.020 (2)
() This exemption meets the requirements for an Administrative Segregation pursuant to Kittitas County Code Chapter 16.04.020 (5)
() 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 #: Parcel Creation Date:
Last Split Date: Current Zoning District: AG-20
Review Date: 12/2/2008 By: Jeff Watson
**Survey Approved: 12/22/2008 By: [Signature]

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. Please allow 3-4 weeks for processing. Updated 6/1/08

From: [Jeff Watson](#)
To: "Keli Bender"
Subject: RE: BL-08-00051
Date: Tuesday, December 02, 2008 3:23:05 PM
Attachments: [image001.jpg@01C95491.DF73A920](#)

You're the best!

From: Keli Bender [mailto:krd.keli@fairpoint.net]
Sent: Tuesday, December 02, 2008 1:34 PM
To: Jeff Watson
Subject: Re: BL-08-00051

I know things are crazy right now. We will do the best we can.
I talked to Rhoda this morning and she is to be sending me a written statement regarding the water delivery on these two parcels. That will be all that I need prior to approval. I will let you know when I get that.

Keli

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

From: [Jeff Watson](#)
To: [Keli Bender](#)
Sent: Tuesday, December 02, 2008 1:16 PM
Subject: BL-08-00051

It was me; sorry.

Please review the attached file and let me know if there are any requirements.

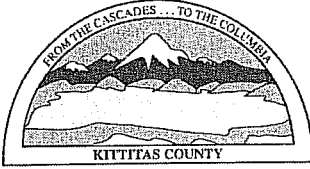
Jeff Watson
Planner I

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.



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

October 14, 2008

Chuck Cruse
P.O. Box 959
Ellensburg, WA. 98926

RE: West Ridge Ranch Boundary Line Adjustment, BL-08-00051

Dear Mr. Cruse,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **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 administrative segregation and must be submitted to our offices for review:

1. A legal description or survey displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. In order to provide irrigation water to newly created lots, Segregations must meet Kittitas County Subdivision Code Chapter 16.18 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 16.18.030). It is the applicant's responsibility to contact the related irrigation district to fulfill any irrigation district requirements. The subject properties are shown to be located within the Kittitas Reclamation District.
4. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson
Staff Planner

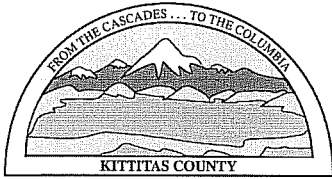
Attachments: BLA Application
Preliminary BLA Drawings
Kittitas County Public Works Comments

cc: Kittitas Reclamation District

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: September 24, 2008
SUBJECT: West Ridge Development LLC BL-08-51. 18-17-27000-0011, -0012.

The Public Works Department has reviewed the Request for Boundary Line Adjustment Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. A revised legal description that describes the final configuration of the subject property shall be required.

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 or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements 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.

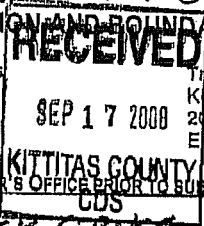
FEES: \$575 Administr. Segregation per page \$190 Major Boundary Line Adjustment per page
 \$50 Combination \$85 Minor Boundary Line Adjustment per page
 \$50.00 Mortgage Purposes Only Segregation

KITTITAS COUNTY BL-08-00051
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THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

WEST RIDGE RANCH -
LATHROP DEV.
 Property Owner Name
962-8242
 Contact Phone

C/O. CHUCK CRUSE
 Mailing Address, City, State, ZIPcode
 Zoning Classification AG-20
 (required)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
<u>18-17-27000-0011 20.00</u>	<input type="checkbox"/> SEGREGATED INTO ____ LOTS	<u>20.00</u>
<u>18-17-27000-0012 20.00</u>	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	<u>20.00</u>
	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	
	<input checked="" 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	

Applicant is: Owner Purchaser Lessee Other
[Signature]
 Owner Signature Required
[Signature]
 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 exemption meets the requirements for a Boundary Line Adjustment pursuant to Kittitas County Code Chapter 16.04.020 (2)
- This exemption meets the requirements for an Administrative Segregation pursuant to Kittitas County Code Chapter 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)

Card #: _____ Parcel Creation Date: _____
 Last Split Date: _____ Current Zoning District: AG-20
 Review Date: 12/2/2008 By: Jeff Watson
 **Survey Approved: _____ By: _____

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

KITTITAS COUNTY

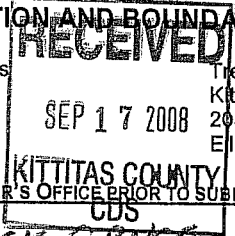
BL-08-00051

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

WEST RIDGE RANCH -
LATHROP DEV.

Property Owner Name

962-8242

Contact Phone

C/O CHUCK CROSE
Mailing Address, City, State, ZIPcode

Zoning Classification

AG-20 (required)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

18-17-27000-0011 20.00

___ SEGREGATED INTO ___ LOTS

20.00

18-17-27000-0012 20.00

___ "SEGREGATED" FOR MORTGAGE
PURPOSES ONLY

___ SEGREGATED FOREST IMPROVEMENT SITE

20.00

___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE
ONLY PARCEL

BOUNDARY LINE ADJUSTMENT

BETWEEN PROPERTY OWNERS

___ BOUNDARY LINE ADJUSTMENT BETWEEN

PROPERTIES IN SAME OWNERSHIP

___ COMBINED AT OWNERS REQUEST

Applicant is: ___ Owner

___ Purchaser

___ Lessee

___ Other

Chuck Crose
Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____

By: _____

Date: _____

Kittitas County Treasurer's Office

Community Development Services Review

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Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Review Date: _____

By: _____

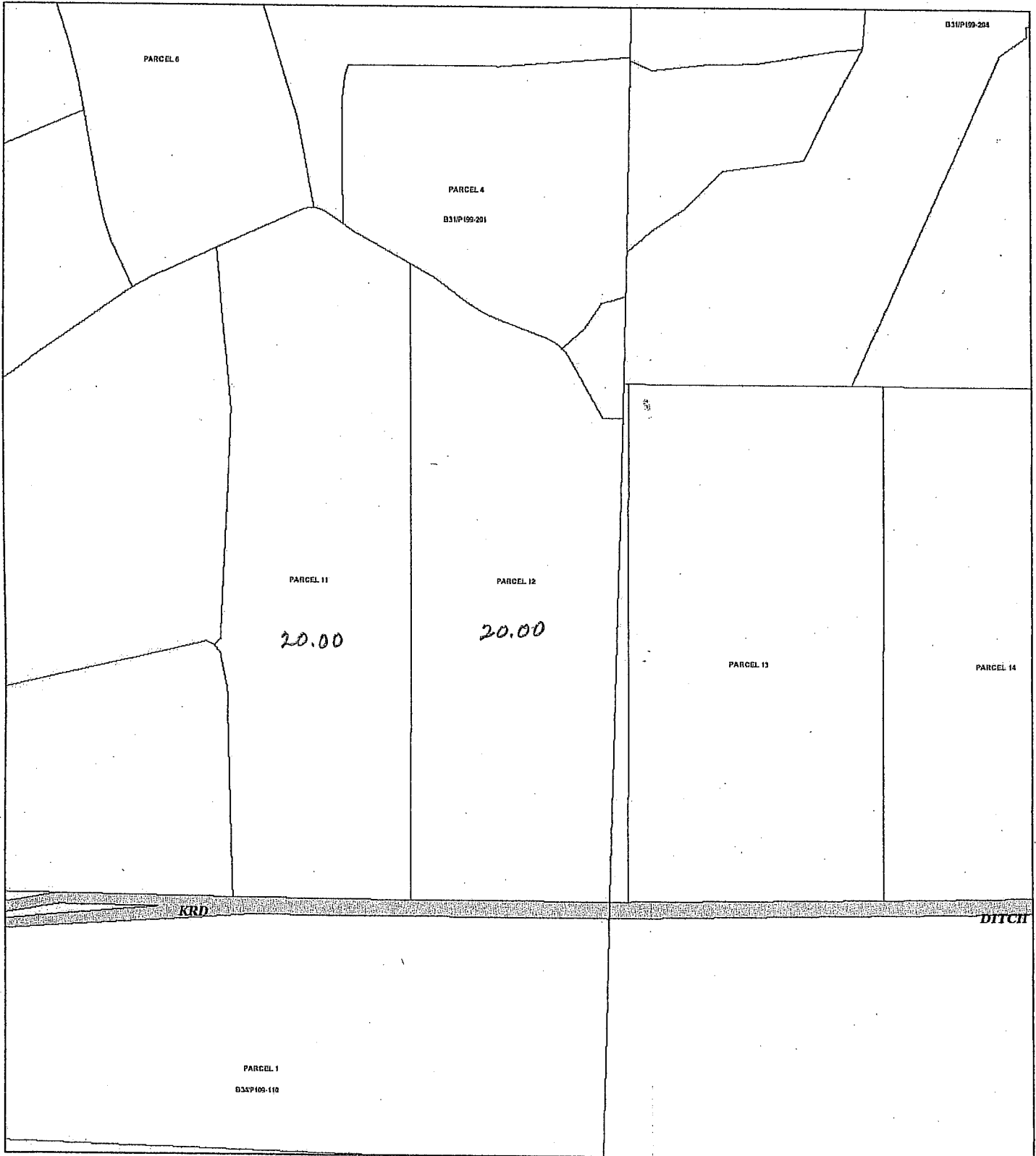
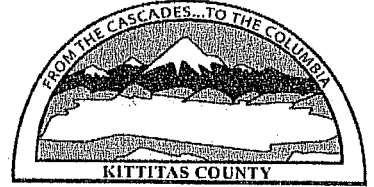
**Survey Approved: _____

By: _____

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EXISTING

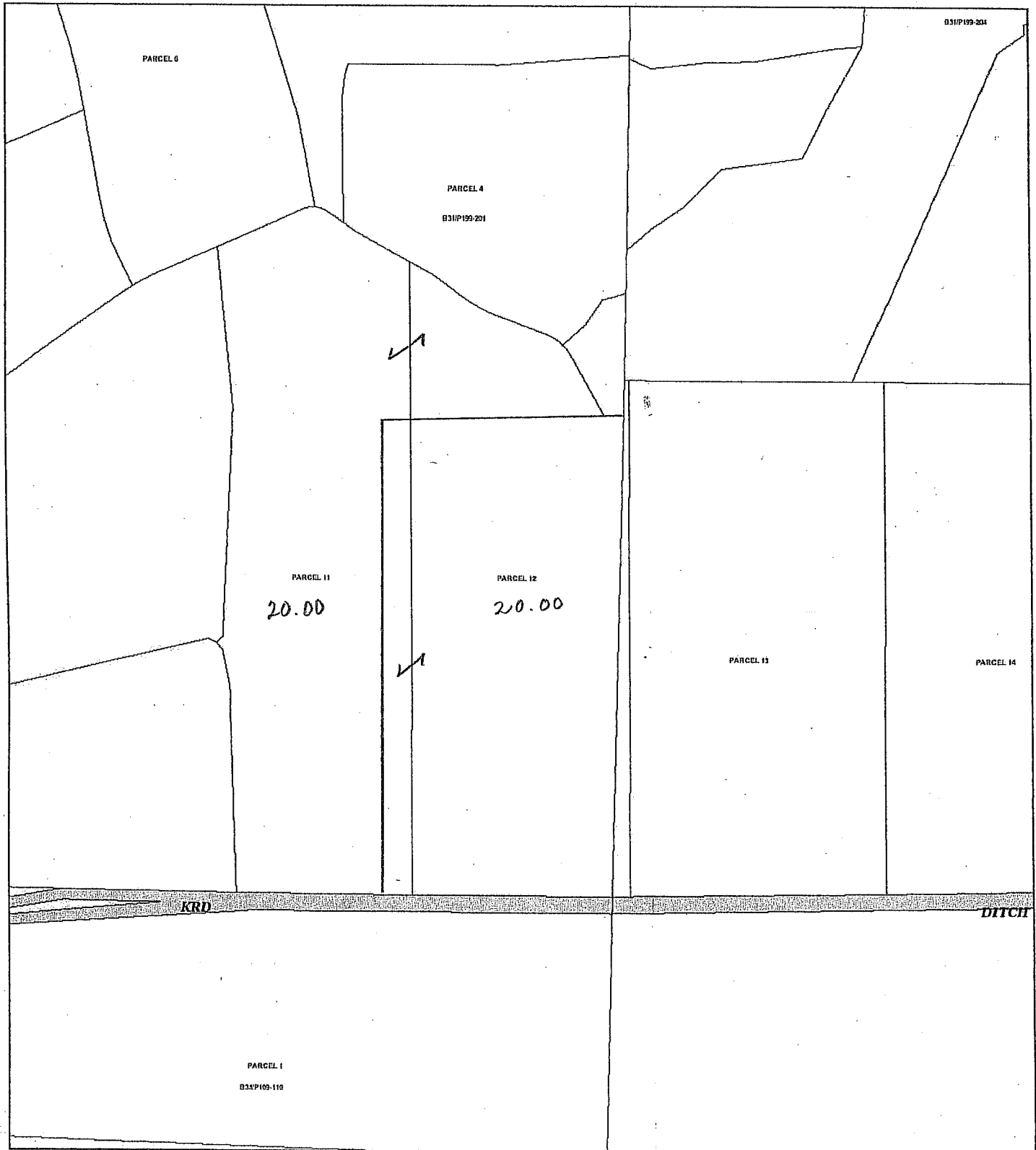
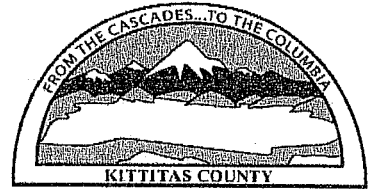
COMPAS Mapping System



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.

PROPOSED

COMPAS Mapping System



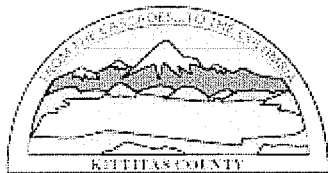
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CRUSE & ASSOCIATES

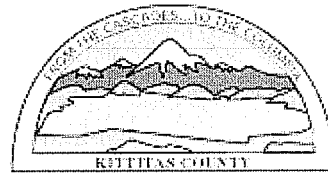
PROFESSIONAL LAND SURVEYORS

AFTER PRELIMINARY REVIEW, A SURVEY WILL BE COMPLETED AND/OR LEGAL DESCRIPTIONS PREPARED AND ACREAGES CALCULATED FOR THE PARCELS CONTAINED IN THIS APPLICATION.





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: 949781
Map Number: 18-17-27000-0011
Situs: 01080 WESTRIDGE LN ELLENSBURG
Legal: ACRES 20.00; PTN NE1/4 NW1/4 (PARCEL 11, B31/P199-204)~

Ownership Information

Current Owner: LATHROP DEVELOPMENT CO INC
Address: 1572 ROBINSON CANYON RD
City, State: ELLENSBURG WA
Zipcode: 98926-

Assessment Data

Tax District: 11
Open Space: YES
Open Space Date: 1/1/1994
Senior Exemption:
Deeded Acres: 20
Last Revaluation for Tax Year:

Market Value

Land: 157,920
Imp: 0
Perm Crop: 0
Total: 157,920

Taxable Value

Land: 8,080
Imp: 0
Perm Crop: 0
Total: 8,080

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
08-31-2007	2007-1879	1	WEST RIDGE RANCH LLC	LATHROP DEVELOPMENT CO INC	180,000

Building Permits

NO ACTIVE PERMITS!

5 Year Valuation Information

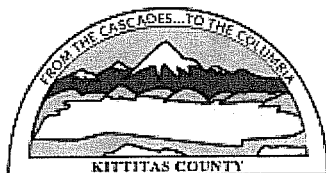
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2008	LATHROP DEVELOPMENT CO INC	8,080	0	0	8,080	0	8,080	View Taxes
2007	WEST RIDGE RANCH LLC	8,080	0	0	8,080	0	8,080	View Taxes
2006	WEST RIDGE RANCH LLC	8,800	0	0	8,800		8,800	View Taxes

Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
2	LARGE BLA/SEG, SEE ROUTING SLIP FOR INFO; (+2.05@ PER SURVEY); 05~FOR 06~

Filedate: 10/3/2008 5:25:30 PM

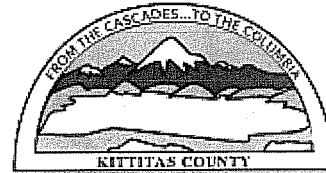




Marsha Weyand
Assessor

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: 949782
Map Number: 18-17-27000-0012
Situs: 00920 WESTRIDGE LN ELLENSBURG
Legal: ACRES 20.00; PTN NE 1/4 NW 1/4 OF SEC 27;
PTN S 1/2 NW 1/4 OF SEC 26~(PARCEL 12,
B31/P199-204)~

Ownership Information

Current Owner: WEST RIDGE RANCH LLC
620 SE EVERETT MALL WAY
Address: SUITE 360
City, State: EVERETT WA
Zipcode: 98208

Assessment Data

Tax District: 11
Open Space: YES
Open Space Date: 1/1/1994
Senior Exemption:
Deeded Acres: 20
Last Revaluation for Tax Year:

Market Value

Land: 157,920
Imp: 0
Perm Crop: 0
Total: 157,920

Taxable Value

Land: 8,080
Imp: 0
Perm Crop: 0
Total: 8,080

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	WEST RIDGE RANCH LLC	8,080	0	0	8,080	0	8,080	View Taxes
2007	WEST RIDGE RANCH LLC	8,080	0	0	8,080	0	8,080	View Taxes
2006	WEST RIDGE RANCH LLC	8,800	0	0	8,800		8,800	View Taxes

Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
2	LARGE BLA/SEG, SEE ROUTING SLIP FOR INFO; (+2.05@ PER SURVEY); 05~FOR 06~

Filedate: 10/3/2008 5:25:30 PM



Preliminary Submittal Requirements:

Review Date: 6 Oct 2008

Tax Parcel: 18-17-27000-0011

Date Received:

File Number: BL-08-00051

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 (blueines)
- 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 # 1 Rural Thorp
- Located within Irrigation District: KRD Letter sent to Irrigation District Date: _____
- School District: Thorp
- UGA No
- UGN No
- Rezone No
- Adjacent Subdivisions No

Critical Areas Check

Date _____ Planner Signature: _____

Zoning: AG-20

Lot Size: 20 (675)

Required Setbacks: F 25 S 25 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?
- Frequently Flooded Area? Panel#: 530095 0 Zone: _____
- Fish & Wildlife Conservation Area? Type of Habitat: U Water Type: _____
- Wetland? Buffer requirement: 4

Geologic Hazard Areas:

- Seismic
- 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

The BPA layers are on the Critical Area, remember they have around a 100' – 200' easement around these wires. We will hopefully get this easement layer soon, but for now we have the line locations. When BPA lines are identified in proximity to a proposed structure, a note on the critical area should inform the applicant and should include the phone number of the BPA real estate service member (Michelle Doiron, Realty Specialist 1800-836-6619). There is an application they have fill out for any work within a BPA easement they can get from her. So we won't hold up critical areas for this, but should make sure applicants are aware of the BPA issues on the property by putting clearly in the "note section" or any other way you can think of making sure applicants are aware of the possible easement issue.

NOTES:

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- The Final plat shall be drawn on polyester film in a neat and legible manner.
- Drawn on 18" x 24" sized paper.
- The Perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat.
- A Marginal line shall be drawn completely around each sheet, leaving an entirely blank margin on one inches on the sides.
- The scale shall be 1" = 200', or greater, unless otherwise approved by the director.
- All lettering shall be printed with permanent ink.
- Each sheet of the final plat shall contain the subdivisions name at the top of the sheet in large letters followed underneath with the section, township, range, county and state. The space for recording the receiving number is in the upper right hand corner, sheet numbers at the bottom of the sheets.
- It shall show all courses and distances necessary to re-stake any portion of said plat.
- Required monuments shall be shown together with a legend of monuments on the face of each plat sheet. (Ord. 2005-31, 2005)