

Kittitas County *Community Development Services*

Darryl Piercy, Director

MEMORANDUM

TO: Collins Investments, LLC

FROM: Patrick Butler, Planner I

DATE: April 28, 2006

SUBJECT: Collins Investments (File # SEG-06-44)

DESCRIPTION: Segregation of a 40.00 acre parcel into two 20.00 acre parcels.

PARCEL
NUMBER(s): 20-15-08000-0003

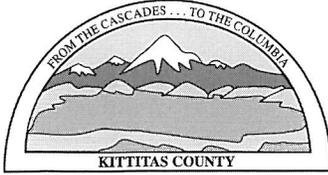
Kittitas County Community Development Services has reviewed the proposed administrative segregation application and hereby grants:

PRELIMINARY APPROVAL

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed prior to final approval of the segregation:

1. A survey of the proposed segregation must be received and approved.
2. Please see Kittitas County Public Works comment letter attached for additional information.

Attachments: Segregation Application
Preliminary Segregation Drawing
KC Public Works Comments



KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Scott W. Bradshaw, P.E., Director

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: April 24, 2006

SUBJECT: Collins Investments Parcel Segregation 20-15-08000-0003

RECEIVED
APR 24 2006
KITITAS COUNTY
CDS

Our department has reviewed the Request for Parcel Segregation Application and in order to ensure that it meets current Kittitas County Road Standards. The applicant needs to provide the following:

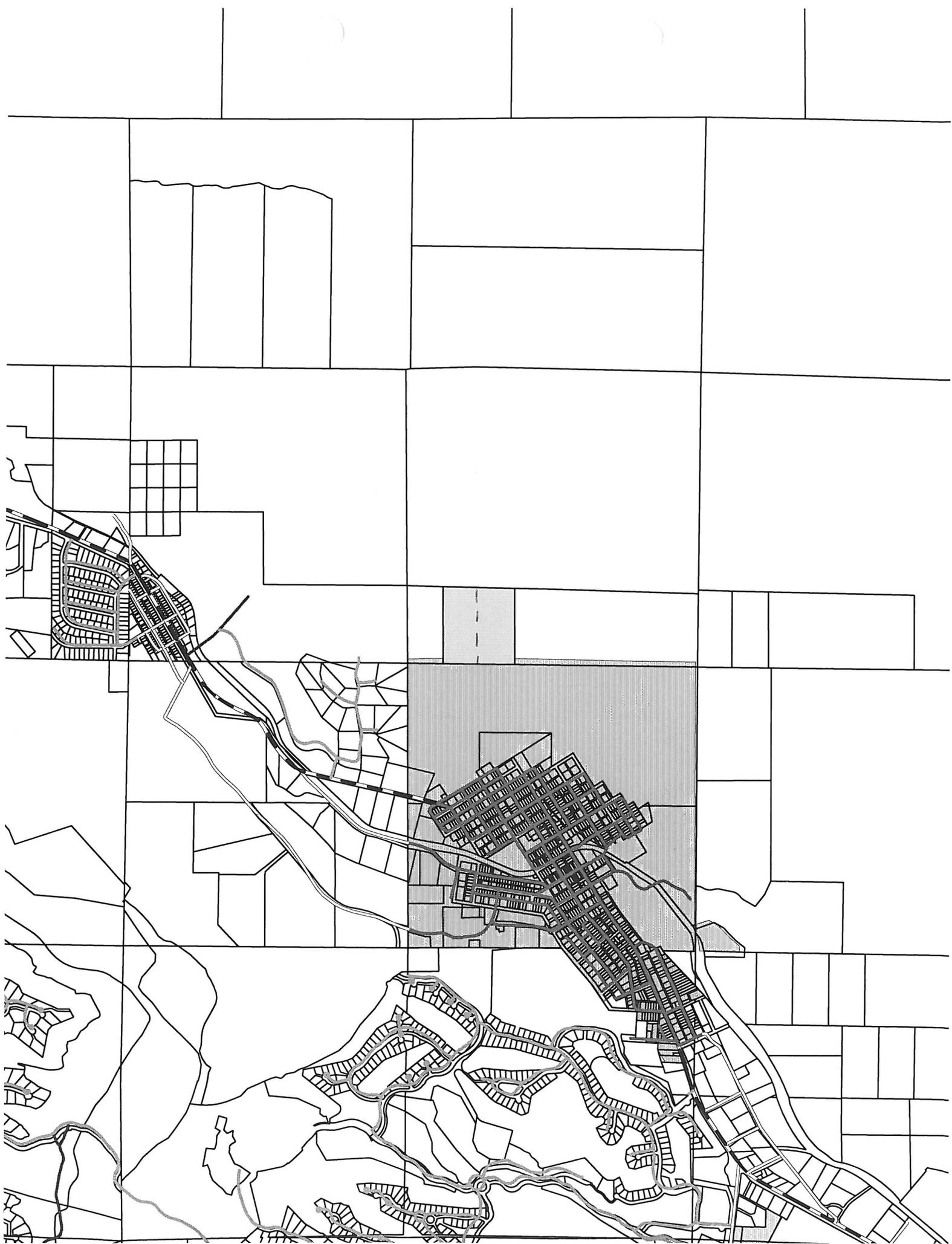
1. Prior to Final Approval the proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.

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 and/or provides 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.



Aerials **Extents** Zoom In Zoom Out Select ReCen

The map displays a grid of land parcels. A central parcel is labeled 'T20-R15' and '40 Ac'. To the left, a street is labeled 'PR HEIGHTSIDE'. The map is overlaid with a grid of solid and dashed lines.

[Assessor's Documents](#) [Treasurer's Documents](#) [District Information](#)

Aerials **Extents** Zoom In Zoom Out Select ReCen

The map displays a grid of land parcels. A central parcel is highlighted with a red vertical line and labeled 'T20-R15'. This parcel is divided into two sections, each labeled '20AC' in red. To the left, a vertical label 'BRUEHNSON' is oriented vertically. The map is framed by a thick black border.

[Assessor's Documents](#) [Treasurer's Documents](#) [District Information](#)

KITTITAS COUNTY CDS

411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CASH RECEIPT

Date 4-20-06

045873

Received From R Collins Investments, LLC

Address 19900 144th Ave NE
Woodinville, WA 98072

Dollars \$ 300.00

For ~~Minor PTA~~ Exempt Segregation

20-15-08000-0003

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>300.00</u>	CHECK	<u>300.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By MRice