

# *Kittitas County* *Community Development Services*

*Darryl Piercy, Director*

## MEMORANDUM

TO: Chuck Cruse, Authorized Agent for Roberto  
FROM: Scott Turnbull, Staff Planner  
DATE: November 29, 2006  
SUBJECT: Roberto (BLA/SEG-06-80)  
DESCRIPTION: Segregation in Agricultural 20 Zone

**PARCEL**

NUMBER(s): 17-20-18000-0011

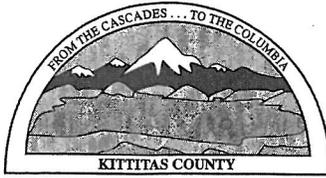
Kittitas County Community Development Services has reviewed the proposed Boundary Line Adjustment application and hereby grants:

### 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 boundary line adjustment and must be submitted to our office for review:

1. A legal description of the Boundary Line Adjustment reflecting the new acreage and lot dimensions must be submitted to our office and reviewed for final approval.
2. No further Intervening Ownership will be allowed
3. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office.
4. Please refer to the attached Kittitas County Public Works Memo for additional information regarding additional requirements.
5. In order to provide irrigation water to newly created lots, administrative segregations must meet KCC 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.

Attachments:  
KC Public Works Comments



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Community Development Services

FROM: Randy Carbery, Planner II *RC*

DATE: June 27, 2006

SUBJECT: Roberto SEG-06-80 17-20-18000-0011

RECEIVED  
JUN 29 2006  
KITTTAS 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 providing 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. It appears that access to some of the lots created thru this Parcel Segregation may involve KRD crossings. The applicant should contact the Kittitas Reclamation District regarding any additional requirements they may have.
- g. **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.

Page 1 of 1

FEES: \$300 Exempt Segregation per page  
 \$100 Major Boundary Line Adjustment per page  
 \$50 Minor Boundary Line Adjustment per page  
 \$50 Combination

**KITTITAS COUNTY**  
 ELLENSBURG, WA 98926

Assessor's Office  
 County Courthouse Rm. 101

Planning Department  
 County Courthouse Rm. 182

Treasurer's Office  
 County Courthouse Rm. 102

**REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS**

Must be signed by the County Community Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

ROBERTO  
 Applicant's Name

C/O CHUCK CRUSE  
 Address

City

State, Zip Code

Phone (Home)

962-8242

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

Action Requested

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

1720-18000-0011 80

SEGREGATED INTO 4 LOTS

4-20's

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

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

Applicant is: \_\_\_\_\_ Owner \_\_\_\_\_ Purchaser \_\_\_\_\_ Lessee \_\_\_\_\_ Other

Owner Signature Required

Charles A. Cruse, Jr.  
 Other

Tax Status: 2007 Taxes Paid

Treasurer's Office Review

By: [Signature]  
 Kittitas County Treasurer's Office

Date: 7-11-07

**Planning Department 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) BLA's) 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 applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

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

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

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

Current Zoning District: AG-30

Review Date: 11/29/06

By: [Signature]

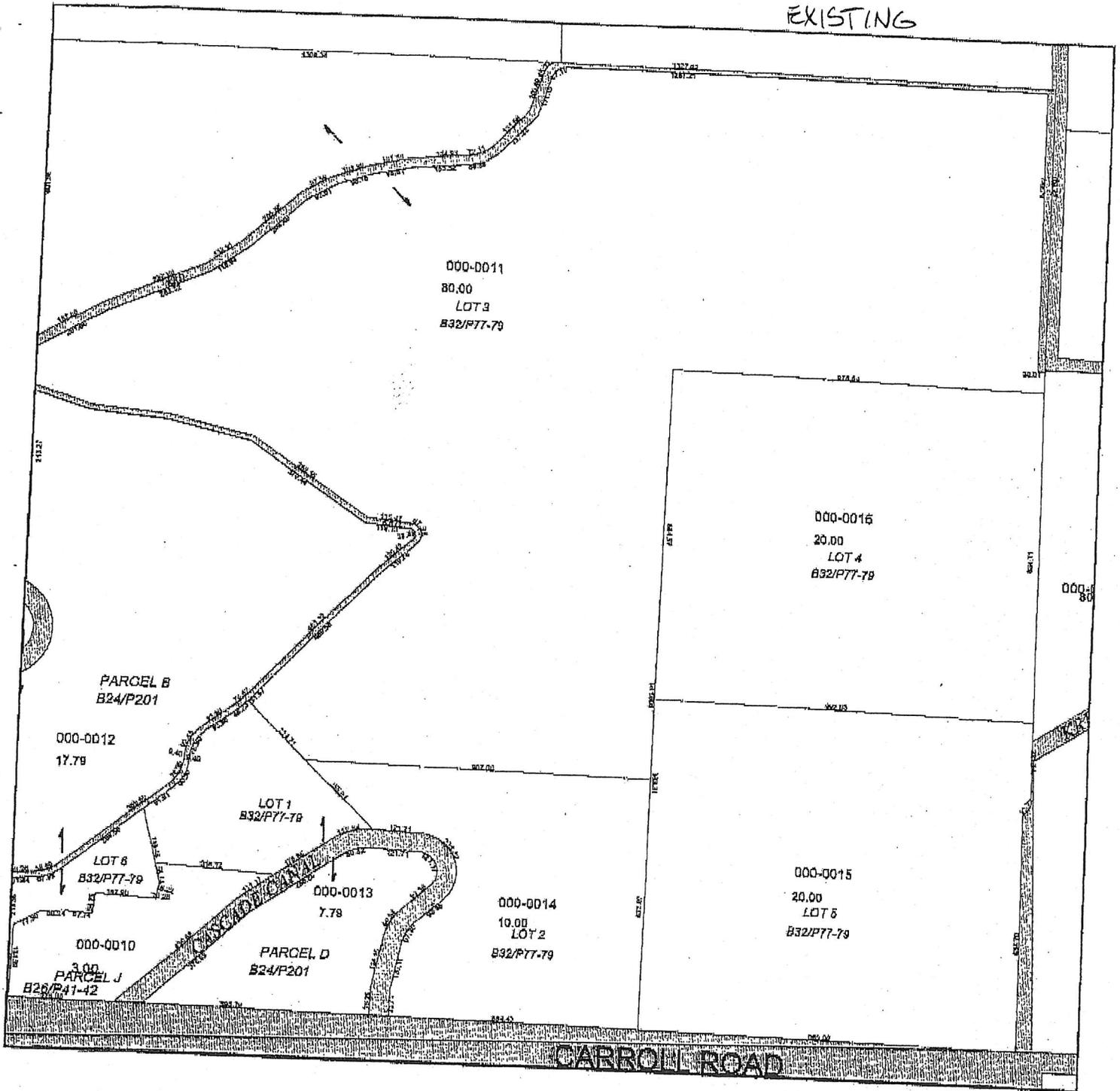
\*\*Survey Approved: \_\_\_\_\_

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

**RECEIVED**  
 JUN 14 2006  
 JUN 06 2006  
 KITTITAS COUNTY  
 DEPT. OF PUBLIC WORKS  
 CDS

**Notice:** Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.

EXISTING



Township: 17 Range: 20 Section: 18-SW Qtr

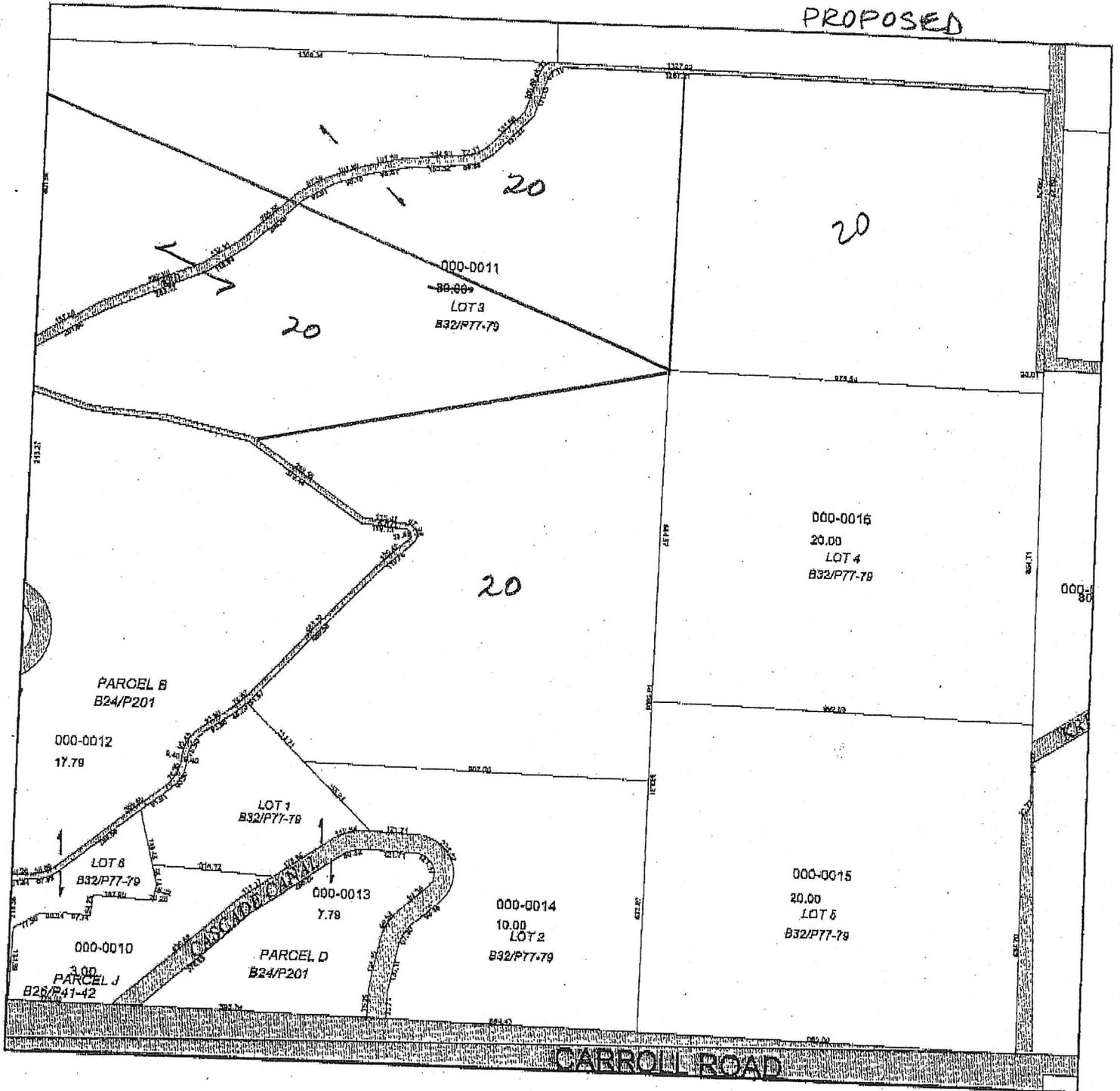
Copyright (C) 2002 Kittitas County  
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 205 W 6th, Courthouse Room 101  
 Ellensburg, WA 98926  
 (509)882-7501  
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ParcelView 4.0.1

This Map is maintained only  
 as an aid in the appraisal and  
 assessment of real property.  
 The County Assessor's Office  
 does not warrant its accuracy.

PROPOSED



Township: 17 Range: 20 Section: 18-SW Qtr

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ParcelView 4.0.1

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6-6-06

# 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.

*Chuck*

