

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

**RECEIVED**  
 JUN 16 2006  
**KITTITAS COUNTY**  
 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.

Dennis Haukala  
 Applicant's Name  
Ellensburg  
 City  
509 968 4714  
 Phone (Home)

40 Cruise Assoc.  
 Address  
7850 Secret Canyon Rd Wa  
 State, Zip Code 962-8242 98926  
 Phone (Work)

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

Action Requested

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

18-20-33040-0006  
127.36 AC

SEGREGATED INTO 6 LOTS

~~5-20's, 27.36 AC~~

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

20.04, 20.11, 20.17, 22.19

SEGREGATED FOREST IMPROVEMENT SITE

24.85, 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

**RECEIVED**

DEC 18 2006

IRIS ROMINE  
 KITTITAS COUNTY AS...

Applicant Is: \_\_\_\_\_ Owner \_\_\_\_\_ Purchaser \_\_\_\_\_ Lessee \_\_\_\_\_

[Signature]  
 Owner Signature Required

Other \_\_\_\_\_

Tax Status: 2006 Taxes Paid

Treasurer's Office Review

By: [Signature]  
 Kittitas County Treasurer's Office

Date: 12-13-06

**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: \_\_\_\_\_

Review Date: 7/14/06

By: [Signature]

\*\*Survey Approved: 12/18/06

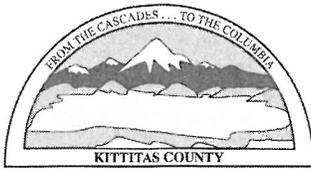
By: [Signature]

**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.

cg Dennis E Laukala Etux Trustees  
 December 18, 2006 26/83 2006 Tax Paid In Full  
**Seg**

Sales Info:  
 Adjusted Acres:

		06 for 07				
Owner	Map Number	Acres	Lvalue	Ivalue	Tvalue	Levy/DOR
Original	18-20-33040-0006	127.36	77,310	11,110	88,420	26/83
New	P025134 Ptn SE1/4 (Parcel 1, B33/P159-160)	20.04	12,160	0	12,160	26/83
New	18-20-33000-0013 Ptn SE1/4 (Parcel 2, B33/P159-160)	20.11	12,210	2,000	12,210	26/83
New	18-20-33000-0014 Ptn SE1/4 (Parcel 3, B33/P159-160)	20.17	12,240	0	12,240	26/83
New	18-20-33000-0015 Ptn SE1/4 (Parcel 4, B33/P159-160)	22.19	13,470	9,110	22,580	26/83
New	18-20-33000-0016 Ptn SE1/4 (Parcel 5, B33/P159-160)	24.85	15,090	0	15,090	26/83
New	18-20-33000-0017 Ptn SE1/4 (Parcel 6, B33/P159-160)	20.00	12,140	0	14,140	26/83



## MEMORANDUM

---

TO: Cruse and Associates, Authorized Agent

FROM: Scott Turnbull, Staff Planner

DATE: July 14, 2006

SUBJECT: Dennis Laukala (SEG-06-87)

DESCRIPTION: Segregation in Ag-20 Zone

PARCEL  
NUMBER(S): 18-20-33040-0006 (total of approximately 127.36 acres)

---

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 or survey of the Boundary Line Adjustment reflecting the new acreage and lot dimensions must be submitted to our office and reviewed for 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. Please refer to the attached Kittitas County Public Works Memo for additional information regarding additional requirements.
4. 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. The subject properties are shown to be located within the KRJ jurisdictions.

Attachments: BLA Application and maps  
Preliminary BLA/Segregation Drawing  
KC Public Works Comments

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

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

**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.

Dennis Laukala  
 Applicant's Name

Clouse Assoc.  
 Address

Ellensburg  
 City

2850 Secret Canyon Rd Wa  
 State, Zip Code

509 9684714  
 Phone (Home)

962-8242 98926  
 Phone (Work)

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

**Action Requested**

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

18-20-33040-0006  
127.36 AC

- SEGREGATED INTO 6 LOTS
- "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

5-20's, 27.36 AC

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

[Signature]  
 Owner Signature Required

Other \_\_\_\_\_

**Treasurer's Office Review**

Tax Status: \_\_\_\_\_

By: \_\_\_\_\_  
 Kittitas County Treasurer's Office

Date: \_\_\_\_\_

**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: \_\_\_\_\_

Review Date: 7/14/06

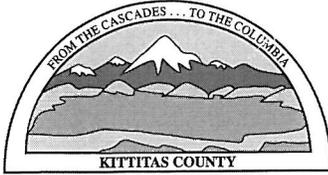
By: [Signature]

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

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

**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.





# KITTTAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

---

### MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: June 28, 2006

SUBJECT: Dennis Laukala SEG-06-87 18-20-33040-0006

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

CRB 111-3

KITTITAS COUNTY CDS

411 N. Ruby Suite #2

ELLENSBURG, WA 98926

**CASH RECEIPT**

Date June 19, 2006 046820

Received From Dennis & Phyllis Laukala

Address 7050 Secret Canyon Rd  
Ellensburg, WA 98926

Dollars \$ 300.00

For BLA Application (Laukala)  
10.20.33040.0006

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 Amber Allen