

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

MEMORANDUM

TO: Kerri Ross, c/o Cruse & Associates

FROM: Noah Goodrich, Planner I

DATE: October 31, 2006

SUBJECT: Ross Segregation (File # SEG-06-133)

DESCRIPTION: Segregation of a parcel by means of intervening ownership through Parke Creek Road.

PARCEL

NUMBER(s): 17-20-08000-0008 & 17-20-09020-0010

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. Taxes must be paid in full for the lot stated above prior to final approval
3. Please see Kittitas County Public Works comment letter attached for additional information.

Attachments: Segregation Application
KC Public Works Comments

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

FEES: \$375 Administrative Segregation per page
 \$100 Major Boundary Line Adjustment per page
 \$50 Minor Boundary Line Adjustment per page
 \$50 Combination

RECEIVED

SEP 29 2006

KITTITAS COUNTY
 ELLENSBURG, WA 98926

Assessor's Office
 County Courthouse Rm. 101

Planning Department
 County Courthouse Rm. 182

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.

KERRI ROSS CD CHUCK COUSE 12141 Fairview Rd
 Applicant's Name Address
Ellensburg Wa
 City State, Zip Code
962-8242 (509) 899-0746
 Phone (Home) Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
<u>17-20-08000-0008 18.09</u>	<input checked="" type="checkbox"/> SEGREGATED INTO <u>2</u> LOTS	<u>6.42, 14.11</u>
<u>17-20-09020-0010 2.44</u>	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	
	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	
	<input 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

Kerri Ross
 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.
PARKE CREEK ROAD
- 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: _____

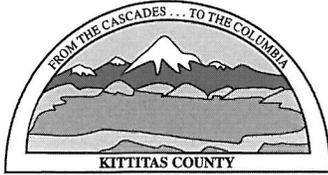
Review Date: 10/31/06

By: [Signature]

**Survey Approved: 12/1/06

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.



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbery, Planner II *rc*

DATE: October 5, 2006

SUBJECT: Ross SEG-06-133, 17-20-08000-0008 & 17-20-09020-0010

1. Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards. **Our department recommends Final Approval.**

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. 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.

CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

ROSS SEGREGATION DESCRIPTION

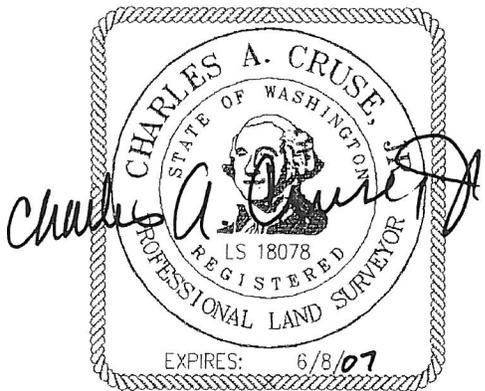
9/29/06

Northerly Parcel

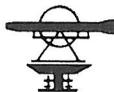
That portion of the East Half of the Southeast Quarter of the Northeast Quarter of Section 8, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, lying northerly of the northerly right of way boundary of Parke Creek County Road.

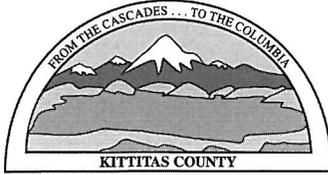
Southerly Parcel

That portion of the East Half of the Southeast Quarter of the Northeast Quarter of Section 8, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, lying southerly of the southerly right of way boundary of Parke Creek County Road.



9-29-06





KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbery, Planner II *RC*

DATE: October 5, 2006

SUBJECT: Ross SEG-06-133, 17-20-08000-0008 & 17-20-09020-0010

RECEIVED
OCT 10 2006
KITITAS COUNTY
CDS

The Public Works 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:

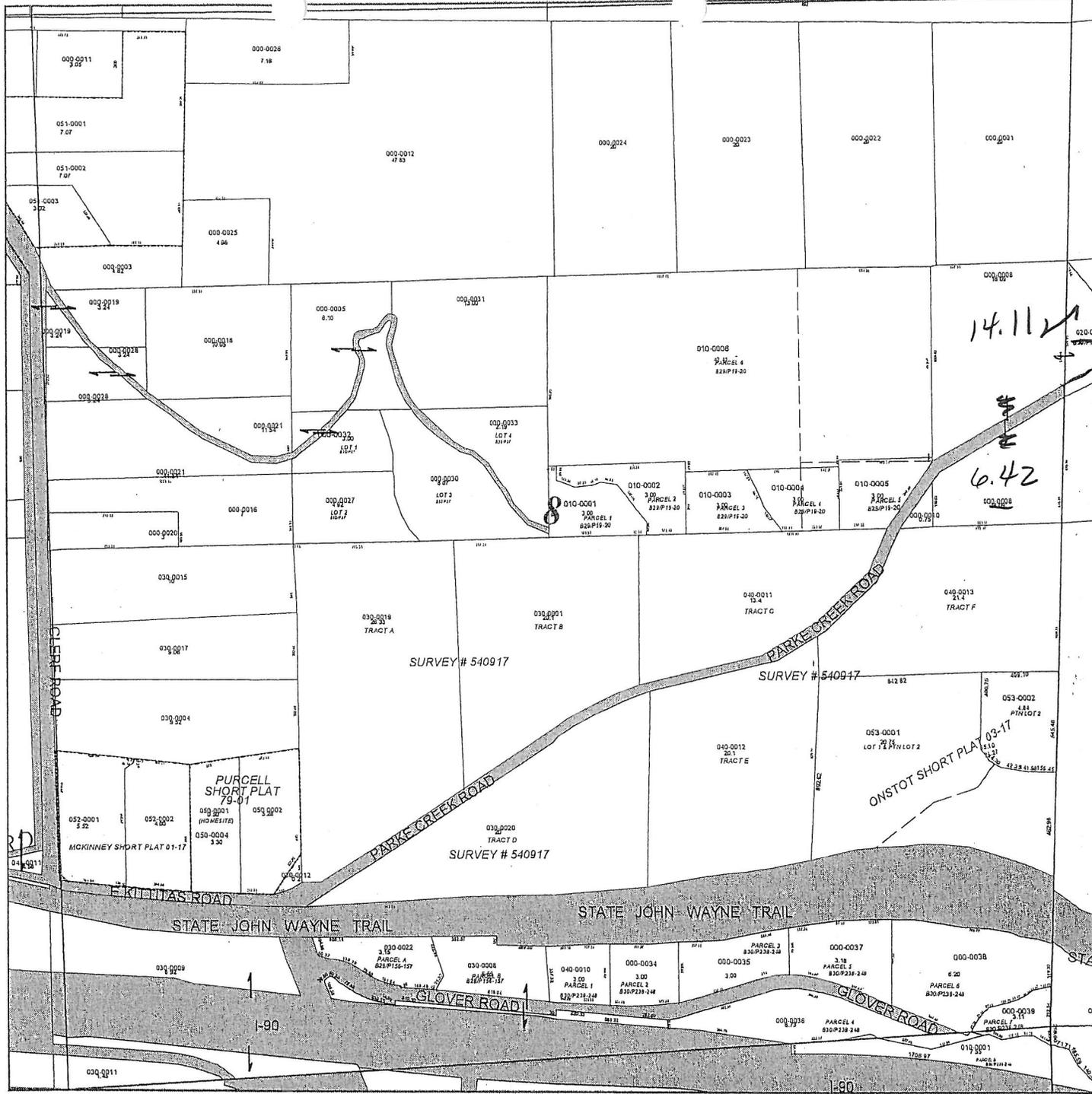
1. Prior to final approval the proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.

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. 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.

PROPOSED



Township: 17 Range: 20 Section: 8

Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 9/26/2006 6:23:24 PM



ParcelView 4.0

This Map is maintained or
 as an aid in the appraisal a
 assessment of real propo
 The County Assessors Offi
 does not warrant its accura

CRUSE & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

*Revised
Rec'd 10/6/06
rc*

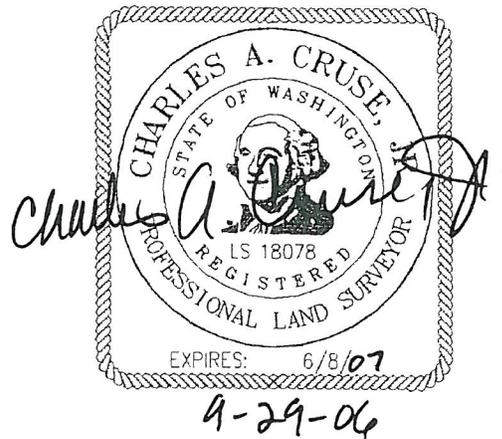
ROSS SEGREGATION DESCRIPTION 9/29/06

Northerly Parcel

That portion of the East Half of the Southeast Quarter of the Northeast Quarter of Section 8, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, lying northerly of the northerly right of way boundary of Parke Creek County Road.

Southerly Parcel

That portion of the East Half of the Southeast Quarter of the Northeast Quarter of Section 8, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington, lying southerly of the southerly right of way boundary of Parke Creek County Road.



CRB 111-3

KITTITAS COUNTY CDS
411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CASH RECEIPT

Date 9.29.06

048432

Received From Cluse & Assoc

Address _____

Dollars \$ 375.00

For Seq Application / Keri Ross

17.20-08000-008

17.20-09020-0010

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID	<u>375.00</u>		CHECK	<u>375.00</u>	
BALANCE DUE			MONEY ORDER <input type="checkbox"/>		
			CREDIT CARD <input type="checkbox"/>		

By M. Ruel

CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

ROSS SEGREGATION DESCRIPTION
9/29/06

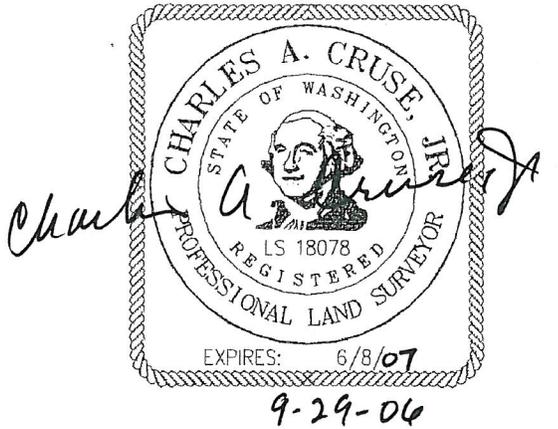
*See Review
Legal 10/5/06*

Northerly Parcel

20
That portion of the East Half of the Southeast Quarter of the Northeast Quarter of Section 8, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, lying northerly of the northerly right of way boundary of Parke Creek County Road.

Southerly Parcel

10
That portion of the East Half of the Southeast Quarter of the Northeast Quarter of Section 8, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, lying southerly of the southerly right of way boundary of Parke Creek County Road.



KITITAS COUNTY CDS

411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CRB 111-3

CASH RECEIPT

Date 9.29.06

048432

Received From Chuse & Assoc

Address _____

Dollars \$ 375.00

For Seg Application / Kerri Ross

17.20-08000008
17.20-09020.0010

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>375.00</u>	CHECK	<u>375.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By M Ruel