

## 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

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### MEMORANDUM

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TO: Kollmorgan, c/o Cruse & Associates

FROM: Noah Goodrich, Planner I

DATE: October 31, 2006

SUBJECT: Kollmorgan Segregation (File # SEG-06-140)

DESCRIPTION: Segregation of a 63.11 acre parcel into 3 parcels (2-20's and a 23.11 acres lot)

PARCEL

NUMBER(s): 18-19-13000-0019

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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

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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

**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.

KOLLMORGAN  
 Applicant's Name

C/O Chuck CRUSE  
 Address

City

State, Zip Code  
962-8242

Phone (Home)

Phone (Work)

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

Action Requested

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

1819-13000-0019 63.11

SEGREGATED INTO 3 LOTS

2-20/2, 23.11

"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

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

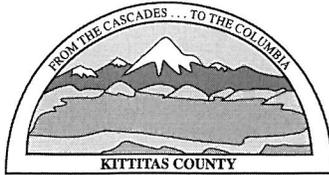
Review Date: 10/31/06

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.



**KITITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

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**MEMORANDUM**

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TO: Community Development Services  
FROM: Randy Carbarry, Planner II *RC*  
DATE: Oct 17, 2006  
SUBJECT: Kollmorgan SEG-06-140, 18-19-13000-0019

RECEIVED  
OCT 20 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.

EXISTING



Township: 18 Range: 19 Section: 13

ParcelView 4.0.1

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 Kittitas County Assessor's Office  
 205 W 5th, Courthouse Room 101  
 Ellensburg, WA 98926  
 (509)962-7501  
 Data Set: 10/3/2006 6:28:51 PM



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



**CASH RECEIPT**

Date Oct 12, 2006 048529

Received From Kollmorgen

Address 14306 23rd Ave SW  
Burien, WA 98146 Dollars \$ 375.00

For BLA Application (Kollmorgen)

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

By Amber Cree

CRB 1111-3

**KITITAS COUNTY CDS**  
411 N. Ruby Suite #2  
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