

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

MEMORANDUM

TO: Greg Henry, c/o Cruse & Associates
FROM: Noah Goodrich, Planner I
DATE: October 31, 2006
SUBJECT: Henry Segregation (File # SEG-06-143)

RECEIVED RECEIVED

DEC 12 2006

DEC 12 2006

KITITITAS COUNTY
DEPT. OF PUBLIC WORKS

Kittitas County
CDS

DESCRIPTION: Segregation of a 80 acre parcel into 4 parcels (20 acres each)

PARCEL

NUMBER(s): 19-17-12000-0003

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. 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 Adjustment per page
\$50 Minor Boundary Line Adjustment per page
\$50 Combination

RECEIVED

OCT 17 2006

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 103
Kittitas County CDS

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.

Greg Henry Co Cruise & Assoc.
Applicant's Name
Elensburg
City

PO Box 959
Address
WA, 98926
State, Zip Code
9102-8242
Phone (Work)

Phone (Home)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

19-17-12000-0003

80 Acres

[X] SEGREGATED INTO 4 LOTS

[] "SEGREGATED" FOR MORTGAGE PURPOSES ONLY

[] SEGREGATED FOREST IMPROVEMENT SITE

4 20's

[] ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

20.91, 20.81, 20.71, 20.61

[] BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS

[] BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP

[] COMBINED AT OWNERS REQUEST

Applicant is: Owner Purchaser Lessee [X] Other

Owner Signature Required

Other

Chris Cruise

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.
[X] 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 [X] 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:

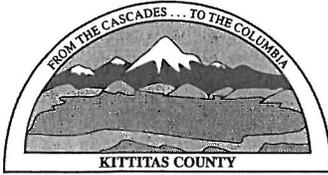
Review Date: 10/31/06

By: [Signature]

**Survey Approved: 12/29/06

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 Carbary, Planner II *rc*
DATE: Oct 20, 2006
SUBJECT: Henry SEG-06-143, 19-17-12000-0003

RECEIVED
OCT 24 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.



Iris Rominger
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 577734
Map Number: 19-17-12000-0003
Situs: \TOMAHAWK LN ELLENSBURG
Legal: ACRES 80.00, CD. 7490; SEC. 12; TWP. 19; RGE. 17; N1/2 SE1/4

Ownership Information

Current Owner: HENRY, GREG
Address: PO BOX 691
City, State: CARNATION WA
Zipcode: 98014

Assessment Data

Tax District: 32
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 80
Last Revaluation for Tax Year:

Market Value

Land: 48,050
Imp: 6,370
Perm Crop: 0
Total: 54,420

Taxable Value

Land: 48,050
Imp: 6,370
Perm Crop: 0
Total: 54,420

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
09-15-2004	2004-2259	1	GAGNON, KYLE ETUX	HENRY, GREG	60,000
07-01-1999	8390	1	GORSKI, MARK C	GAGNON, KYLE ETUX	50,000
06-01-1995	40276	1	SURYAN, JOHN D. ETUX &	GORSKI, MARK C	39,950
09-01-1990	3049300	6	SANDSTEDT ETAL, JEROME	SURYAN, JOHN D. ETUX & H.	52,000

Building Permits

Permit No.	Date	Description	Amount
99-11077	11/17/1999	98% CKRV STORAGE RESOB	5,796

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2006	HENRY, GREG	48,050	6,370	0	54,420		54,420	View Taxes
2005	HENRY, GREG	48,050	6,370		54,420		54,420	View Taxes
2004	HENRY, GREG	48,050	6,370		54,420		54,420	View Taxes
2003	HENRY, GREG	48,050	6,370		54,420		54,420	View Taxes
2002	HENRY, GREG	36,000	5,330		41,330		41,330	View Taxes
2001	HENRY, GREG	36,000	5,330		41,330		41,330	View Taxes



R10-0001

R10-0002

R10-0003

R10-0004

R10-0005

R10-0006

R10-0007

R10-0008

R10-0009

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R10-0148

GREEN CANYON

RANCH

UNRECORDED

TOMAHAWK LN

GREEN CANYON

RANCH

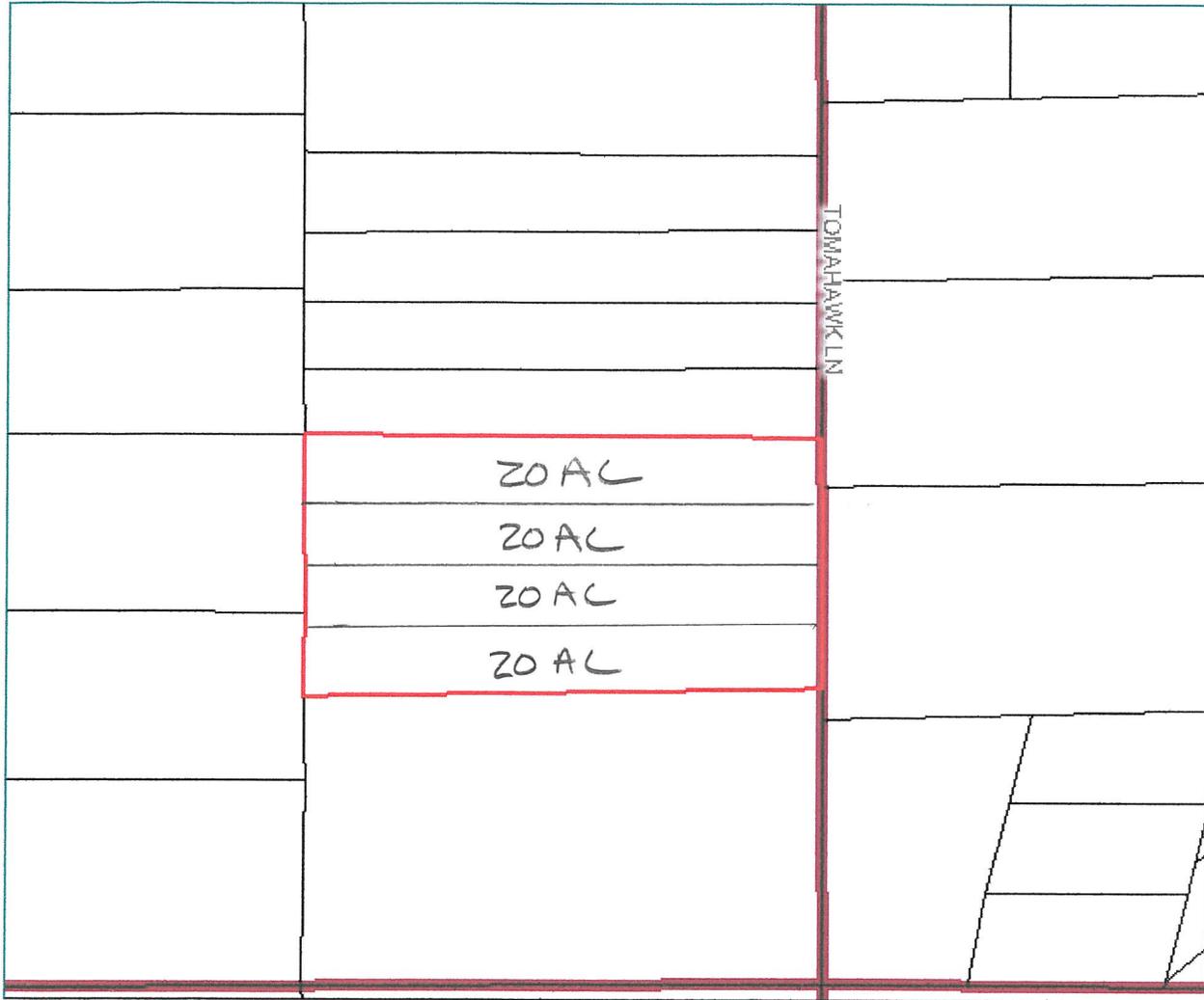
UNRECORDED FLYING ROCK RD

GREEN CANYON RD

TOMAHAWK LN

R10-0000

Kittitas County Mapsifter



Terrascan, Inc.

CASH RECEIPT

Date 10/17/06 048646

Received From Greg Henry

Address PO Box 691
Carnation, WA 98014 Dollars \$ 375.00

For Seg

KITTITAS COUNTY CDS
411 N. Ruby Suite #2
ELLENSBURG, WA 99026

CRB 111-3

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

19-17-120000003

By M Rice