

## 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: Cruse & Associates, authorized agent for Hahn, applicant

FROM: Dan Valoff, Staff Planner

DATE: July 27, 2007

SUBJECT: Hahn SEG-06-147

DESCRIPTION: Administrative Segregation in the Forest & Range Zone.

PARCEL  
NUMBER: 19-14-02040-0014

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Kittitas County Community Development Services has reviewed the proposed Administrative Segregation application and hereby grants:

#### FINAL APPROVAL

Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed to complete the process.

1. Please refer to the attached Kittitas County Public Works Memo for additional information.

Attachments: Approved SEG Application & maps  
Public Works comments

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FEE'S: \$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



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.

Hahn Applicant's Name 110 Chuck Cruise Address  
 OCT 31 2006

City KITTITAS COUNTY State, Zip Code WA 98926  
 Phone (Home) DEPT. OF PUBLIC WORKS Phone (Work) 962-8242

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. _____, Pg _____)
<u>19-14-02040-0014 37.57</u>	<input checked="" type="checkbox"/> SEGREGATED INTO <u>2</u> LOTS <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	<u>.86, 36.71</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Applicant is: \_\_\_\_\_ Owner \_\_\_\_\_ Purchaser \_\_\_\_\_ Lessee \_\_\_\_\_ Other  
 Owner Signature Required Charles A. Cruise, Jr. Other \_\_\_\_\_

Treasurer's Office Review

Tax Status: 2007 paid in full By: A. Foyle  
 Kittitas County Treasurer's Office  
 Date: 7-18-07

Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. PASCO 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: Forest & Range  
 Review Date: 12/4/06 By: [Signature]  
 \*\*Survey Approved: 7-27-07 By: [Signature]  
Legals

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.

**CRUSE**  
& ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

HAHN SEGREGATION DESCRIPTIONS  
7/26/07

Northerly Parcel

That portion of Parcel 3 of that certain survey as recorded January 22, 2003 in Book 28 of Surveys at pages 166 and 167, under Auditor's File No. 200301220018, records of Kittitas County, Washington, which lies northerly of the northerly right of way boundary of Pasco (County) Road; being a portion of the Southeast Quarter of Section 2, Township 19 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

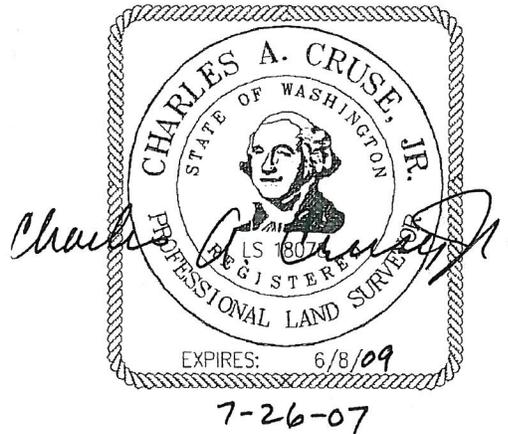
Southerly Parcel

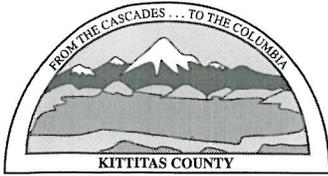
That portion of Parcel 3 of that certain survey as recorded January 22, 2003 in Book 28 of Surveys at pages 166 and 167, under Auditor's File No. 200301220018, records of Kittitas County, Washington, which lies southerly of the southerly right of way boundary of Pasco (County) Road; being a portion of the Southeast Quarter of Section 2, Township 19 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

**RECEIVED**

**JUL 27 2007**

**Kittitas County  
CDS**





**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

RECEIVED

**MEMORANDUM**

NOV 27 2006

TO: Community Development Services  
FROM: Christina Wollman, Planner II  
DATE: November 27, 2006  
SUBJECT: Hahn SEG-06-145, 19-14-02040-0014

Kittitas County  
CDS

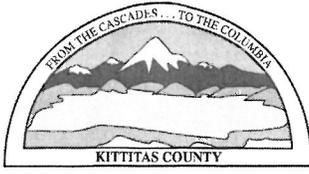
The Public Works Department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards. **Our department recommends Final Approval.**

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 or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements 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.



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Fax (509) 962-7682

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### MEMORANDUM

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TO: Chuck Cruse  
FROM: Noah Goodrich, Planner I  
DATE: December 4, 2006  
SUBJECT: Hahn Segregation (File # SEG-06-147)

DESCRIPTION: Segregation of a 37.57 acre parcel into 2 parcels (.86 and 36.71 acre lots)

PARCEL  
NUMBER(s): 19-14-02040-0014

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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 new legal description 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  
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 \$50 Combination

**KITTITAS COUNTY**  
 ELLENSBURG, WA 98926

Assessor's Office  
 County Courthouse Rm.101

Planning Department  
 County Courthouse Rm. 182

**RECEIVED**  
 OCT 30 2006  
 KITTITAS COUNTY  
 CBS  
 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.

Hahn Applicant's Name      C/O Chuck Cruise Address  
 OCT 31 2006

City \_\_\_\_\_ State, Zip Code \_\_\_\_\_

Phone (Home) \_\_\_\_\_ Phone (Work) \_\_\_\_\_

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

19-14-02040-0014 37.57       SEGREGATED INTO 2 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      \_\_\_\_\_

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

Owner Signature Required      Charles A. Cruise Jr. Other

**Treasurer's Office Review**

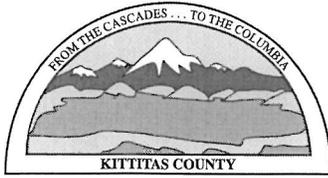
Tax Status: \_\_\_\_\_ By: \_\_\_\_\_  
 Kittitas County Treasurer's Office  
 Date: \_\_\_\_\_

**Planning Department Review**

- This segregation meets the requirements for observance of intervening ownership. PASCO 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: 12/4/06 By: [Signature]  
 \*\*Survey Approved: \_\_\_\_\_ By: \_\_\_\_\_  
legals

**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.



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Community Development Services

FROM: Christina Wollman, Planner II

DATE: November 20, 2006

SUBJECT: Hahn SEG-06-145, 19-14-02040-0014

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:

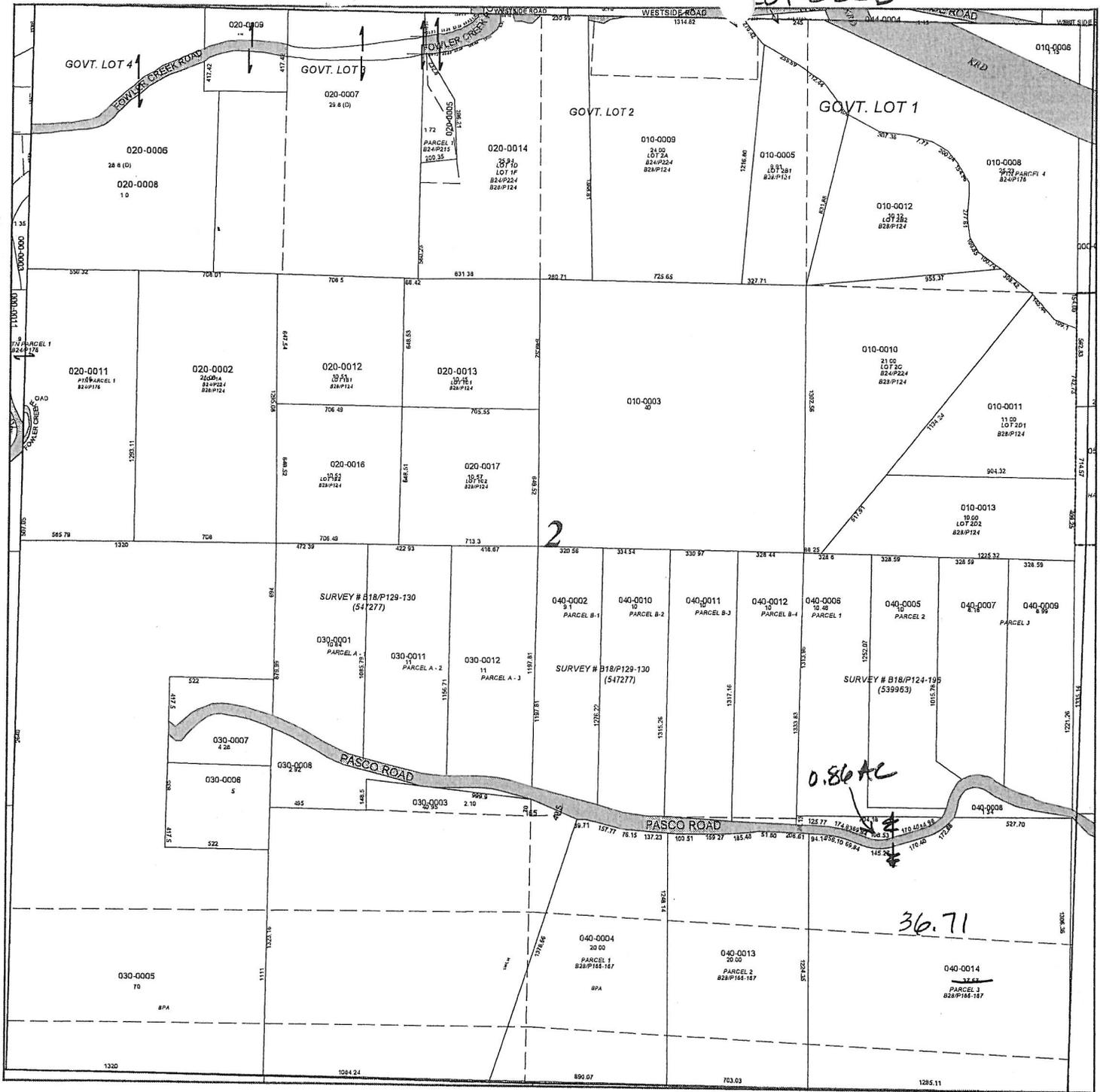
1. Prior to final approval the proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.

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



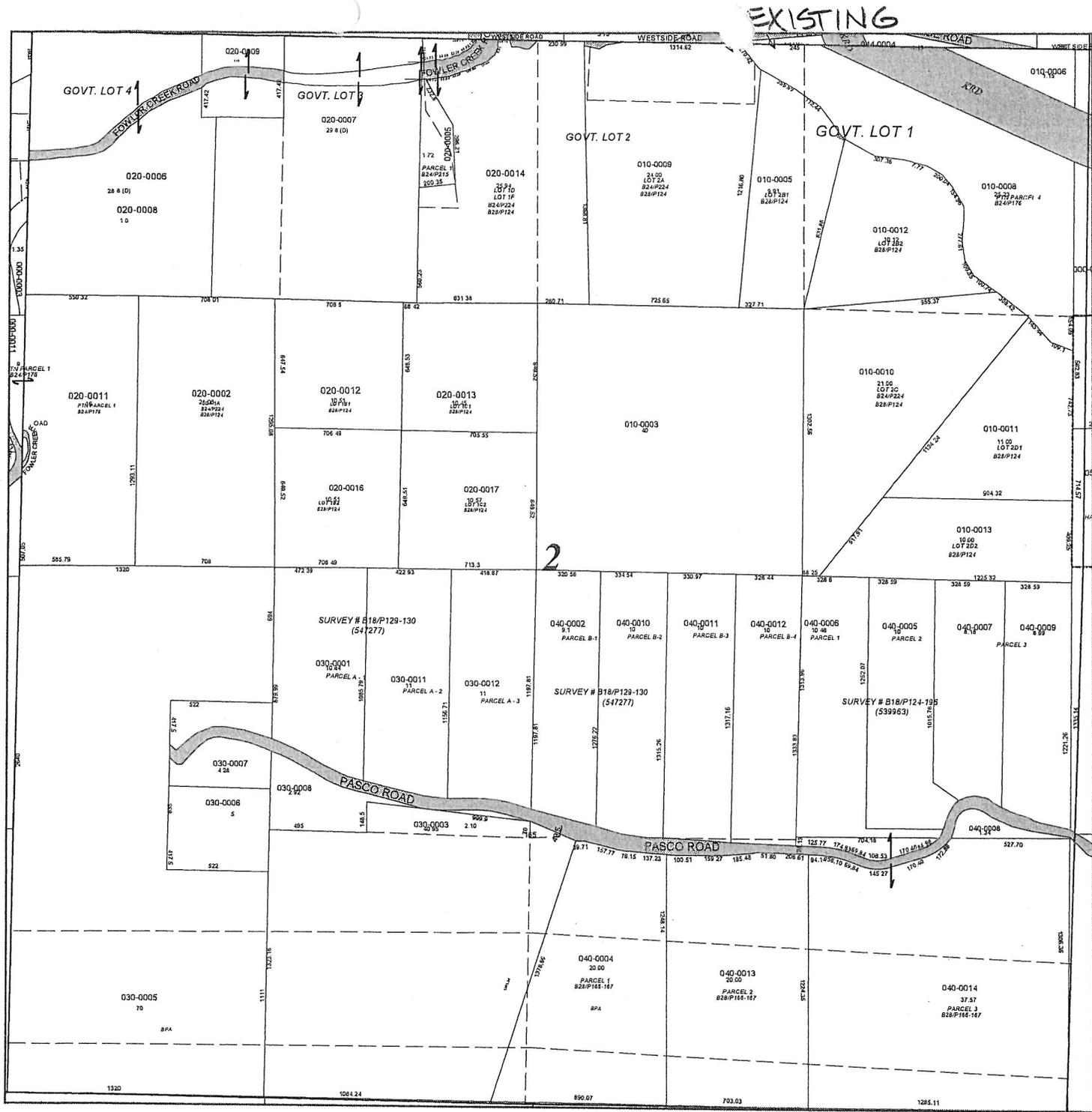
Township: 19 Range: 14 Section: 2

Copyright (C) 2002 Kittitas County  
 Kittitas County Assessor's Office  
 205 W 5th, Courthouse Room 101  
 Ellensburg, WA 98926  
 (509)962-7501  
 Data Set: 10/16/2006 6:22:23 PM



ParcelView 4.0.1

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.



Township: 19 Range: 14 Section: 2

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 205 W 5th, Courthouse Room 101  
 Ellensburg, WA 98926  
 (509)962-7501  
 Data Set: 10/16/2006 6:22:23 PM



ParcelView 4.0.1

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 10-30-06 048824

Received From Cruse & Assoc.

Address 217 E 4th Ave  
Ellensburg Dollars \$ 375.00

For Parcel Segregation App - 19-14-02010-0014  
Hahn

CRB 1111-3

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

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID	375.00		CHECK	375.00	

TOTAL