

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: Chuck Cruse

FROM: Noah Goodrich, Planner I

DATE: December 4, 2006

SUBJECT: D & H Ranches LLC. Segregation (File # SEG-06-148)

DESCRIPTION: Segregation of a 160 acre parcel into 8 parcels (20 acre lots)

PARCEL
NUMBER(s): 18-17-34000-0005

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
KITTITAS COUNTY
ELLENSBURG, WA 98926

NOV 03 2006
Planning Department
County Courthouse Rm. 182

RECEIVED
NOV 01 2006
KITTITAS COUNTY
Treasurer's Office
County Courthouse Rm. 102

Assessor's Office
County Courthouse Rm.101

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.

Dott Rancho's LLC
Applicant's Name

C/O Chuck Cruise
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 ____)

18-17-34000-0005 160

SEGREGATED INTO 8 LOTS

8-20'A

"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

Steve Hanson VP
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: _____

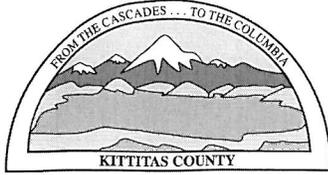
Review Date: 12/4/06

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

MEMORANDUM

TO: Community Development Services
FROM: Randy Carbary, Planner II *rc*
DATE: Nov 15, 2006
SUBJECT: D & H Ranches LLC SEG-06-148

RECEIVED
NOV 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:

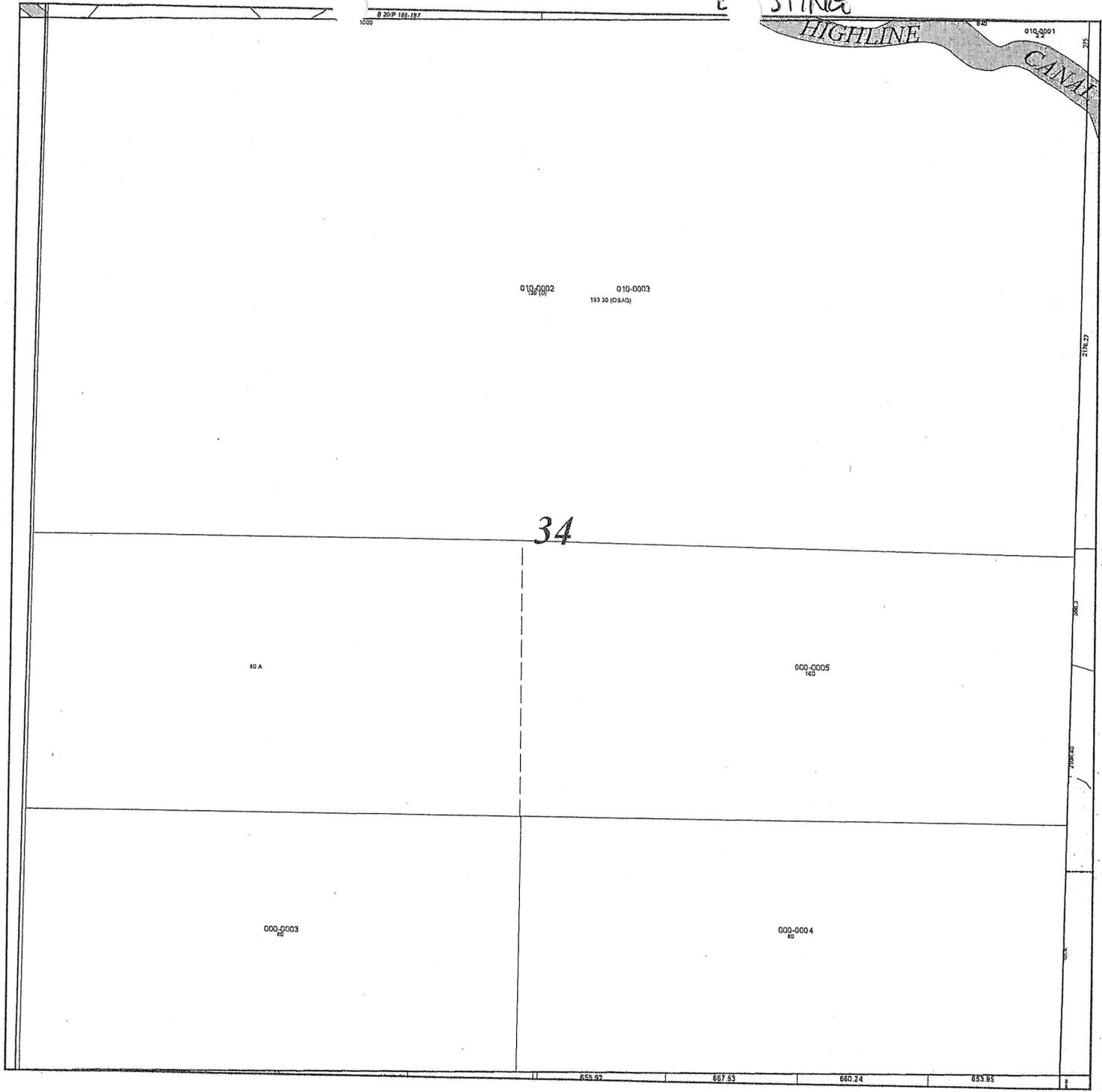
1. Prior to final approval the proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.

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. It appears that access to some of the lots created through this Boundary Line Adjustment and Parcel Segregation involve Kittitas Reclamation District (KRD) crossings. The applicant should contact the KRD 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.

EXISTING

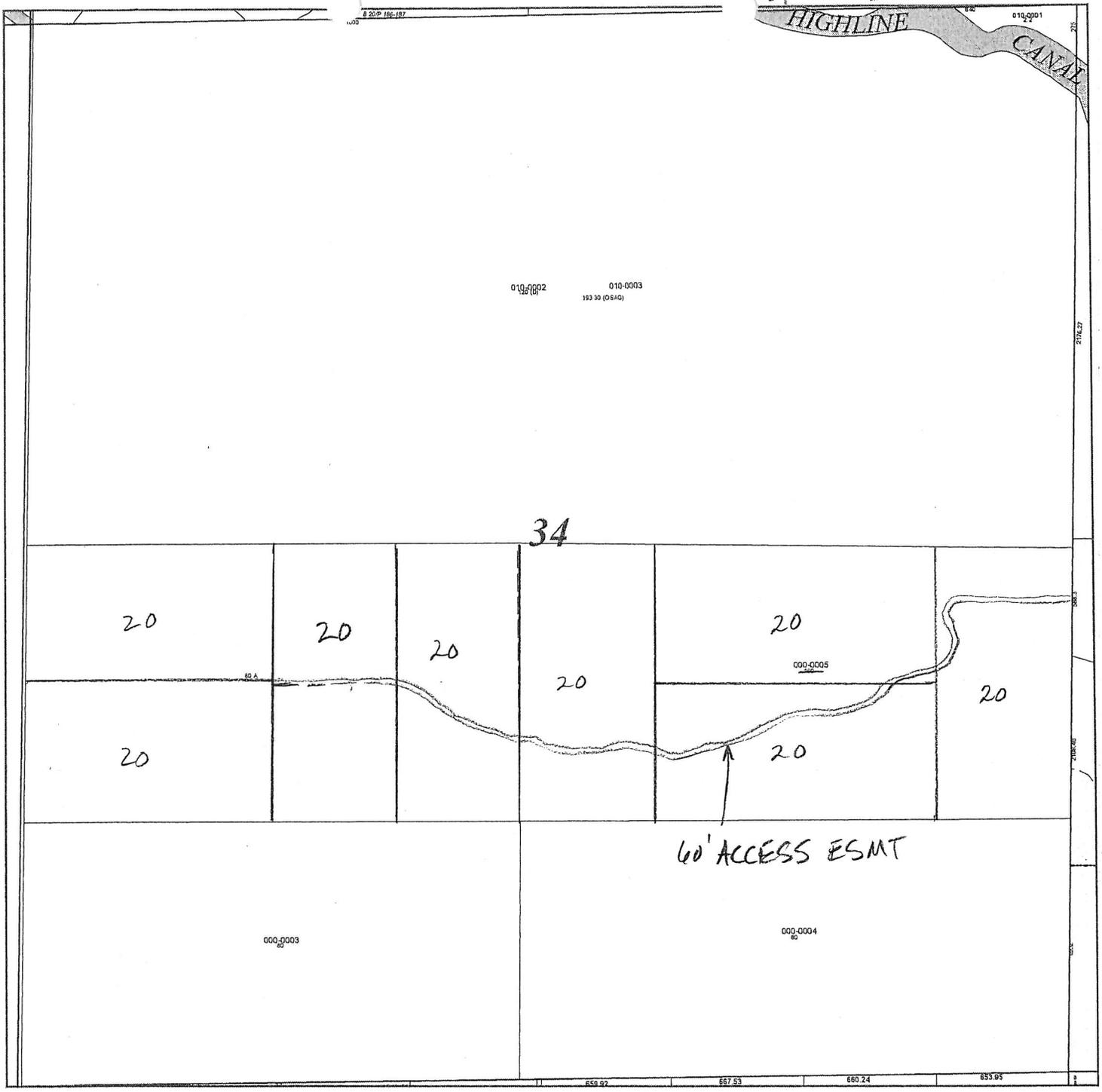


Township: 18 Range: 17 Section: 34

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 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 10/13/2006 6:24:18 PM



ParcelView 4.0.1
 This Map is maintained only
 as an aid in the appraisal and
 assessment of real property.
 The County Assessor's Office
 does not warrant its accuracy.



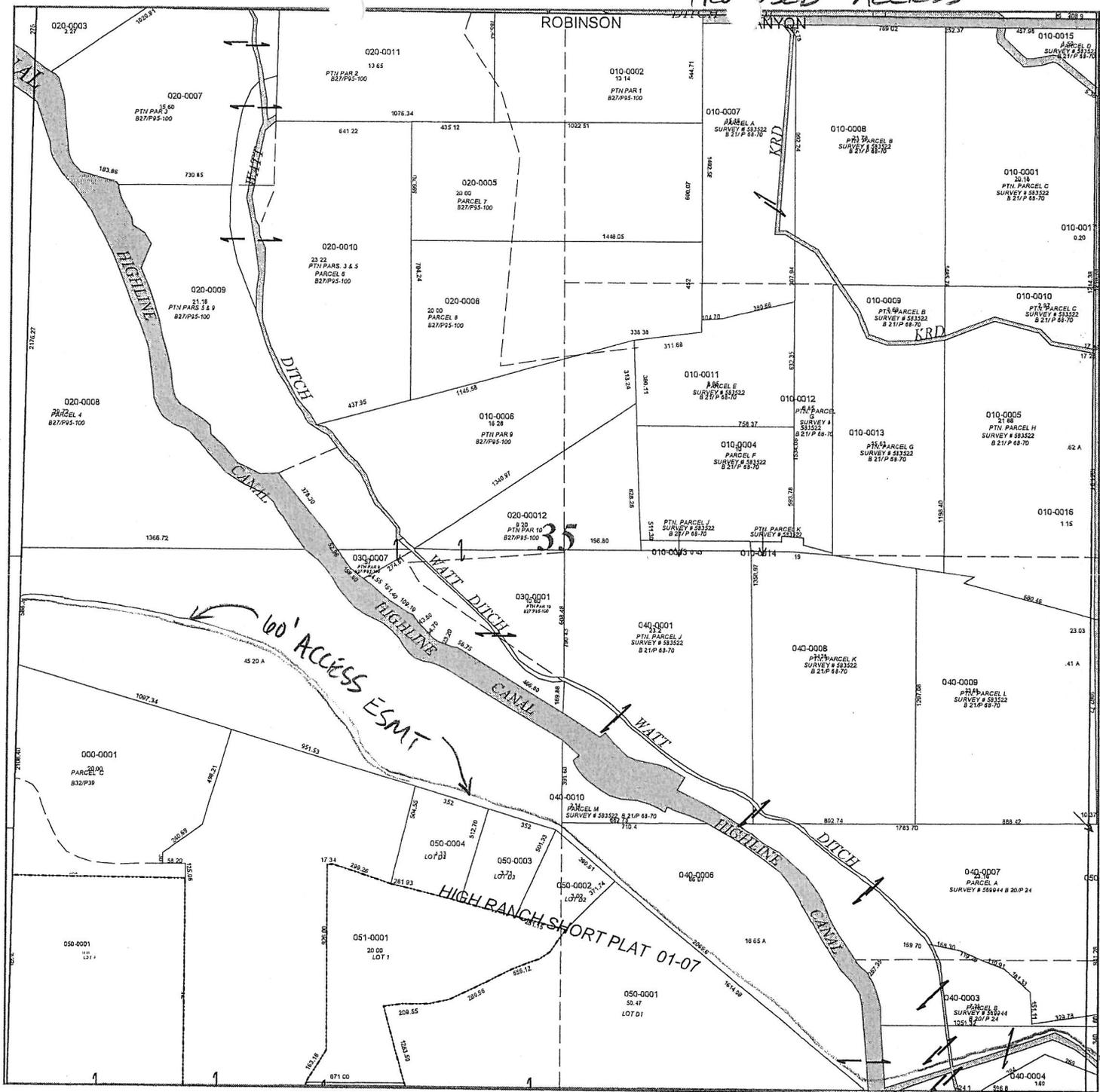
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PROPOSED ACCESS



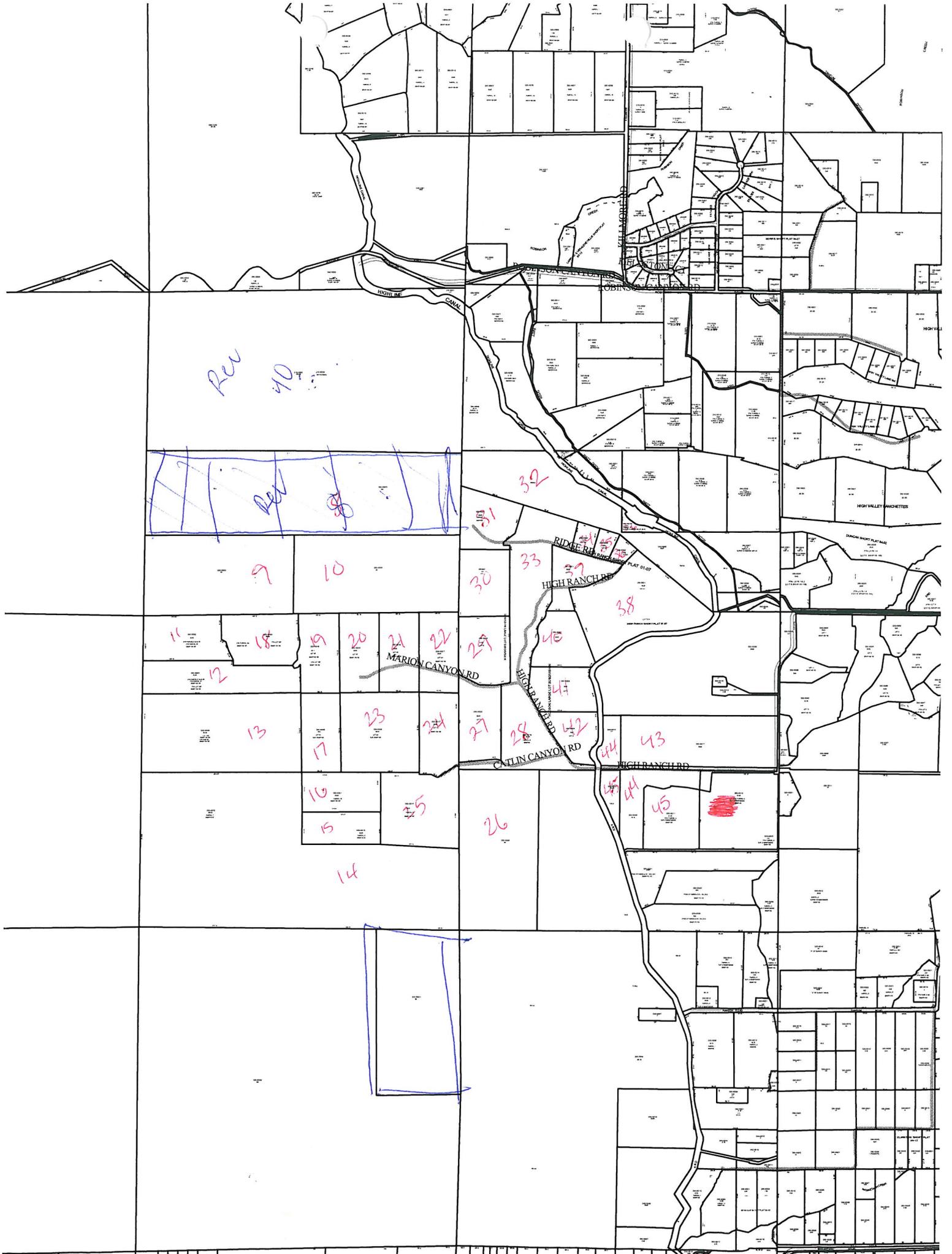
Township: 18 Range: 17 Section: 35

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8

33

32

34

21

19

18

17

16

MARION CANYON RD

22

27

28

29

CATLIN CANYON RD

23

25

24

26

30

RIDGE RT

HIGH RANCH RD

HIGH RANCH RD

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

CRB 111-3

CASH RECEIPT

Date 11.1.06

048858

Received From URRICE & ASSOC.

Address 217 E. 4TH AVE

ELLENSBURG WA 98926 Dollars \$ 315

For BLA APP (DE H RANCHES)

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>315.00</u>	CHECK	<u>315.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By Amber Urrice