

Kittitas County
Community Development Services

Darryl Piercy, Director

M E M O R A N D U M

TO: Encompass Engineering and Surveying, Authorized Agent

FROM: Joanna Valencia, Staff Planner *JV*

DATE: May 2, 2006

SUBJECT: Debra Ann Young/Scott Wilson BLA/SEG

DESCRIPTION: One Administrative Segregation into two lots and two Boundary Line Adjustments one between property owners and one under same ownership

PARCEL
NUMBER(s): 19-15-02020-0014 and 19-15-02020-0011, 19-12-02010-0005, 19-15-02020-0012

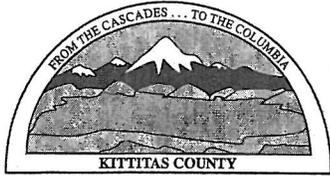
Kittitas County Community Development Services has reviewed the proposed Boundary Line Adjustment application and hereby grants:

FINAL APPROVAL

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

1. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office. **The Treasurer's office will need to sign off on the attached Boundary Line Adjustment form prior to applicant submittal to the Assessor's office. After which, the complete application packet will need to be submitted to the Assessor's office for further processing.**
2. Please refer to the attached Kittitas County Public Works Memo for additional information.

Attachments: Approved BLA Application and maps
Preliminary BLA/Segregation Drawing
KC Public Works Comments



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Scott W. Bradshaw, P.E., Director

MEMORANDUM

RECEIVED
APR 24 2006
KITTTITAS COUNTY
CDS

TO: Community Development Services
FROM: Randy Carbary, Planner II *rc*
DATE: April 24, 2006
SUBJECT: Debra Ann Young & Scott D Wilson BLA
19-15-02020-0014, 0011, 0012 & 19-15-02010-0005

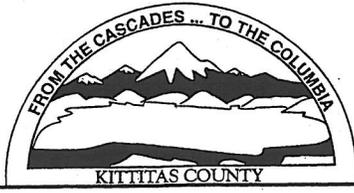
1. Our department has reviewed the Request for Boundary Line Adjustment and Parcel Segregation Application and finds that it meets current Kittitas County Road Standards. **Our department recommends Final Approval.**

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.



Kittitas County Community Development Services

Darryl Piercy, Director

MEMORANDUM

TO: Encompass Engineering and Surveying, Authorized Agent
Kittitas Reclamation District

FROM: Joanna Valencia, Staff Planner *JV*

DATE: March 27, 2006

SUBJECT: Debra Ann Young/Scott Wilson BLA/SEG

DESCRIPTION: One Administrative Segregation into two lots and two Boundary Line Adjustments one between property owners and one under same ownership

PARCEL NUMBER(s): 19-15-02020-0014 and 19-15-02020-0011, 19-12-02010-0005, 19-15-02020-0012

Kittitas County Community Development Services has reviewed the proposed Administrative Segregation Application and Boundary Line Adjustments 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 boundary line adjustment and must be submitted to our office for review:

1. A survey of the Administrative Segregation and Boundary Line Adjustments reflecting the new acreage and lot dimensions must be submitted to our office and reviewed for final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office.
3. In order to provide irrigation water to newly created lots, administrative segregations must meet KCC Subdivision Code Chapter 16.18 Irrigation requirements. A certificate/letter of approval must be received by CDS from the irrigation entity representative stating that the proposed parcel creation meets the irrigation entity requirements (KCC 16.18.030). It is the applicant's responsibility to contact the related irrigation district to fulfill any irrigation district requirements. The subject properties are shown to be located within the KRD Irrigation District.
4. Please refer to the attached Kittitas County Public Works Memos for additional information regarding additional requirements.

Attachments: Administrative Segregation and BLA Application and maps
Preliminary BLA/Segregation Drawing
KC Public Works Comments

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

KITTITAS COUNTY
CDS

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

DEBRA ANN YOUNG
Applicant's Name
City
Phone (Home)

% ENCOMPASS ENG. & SURV.
Address
CLE ELUM WA 98922
State, Zip Code
674-7433
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
19-15-02020-0014 35.41A*	X SEGREGATED INTO 2 LOTS	19-15-02020-0011 20.00A
19-15-02020-0011 5.00A*	"SEGREGATED" FOR MORTGAGE PURPOSES ONLY	
	SEGREGATED FOREST IMPROVEMENT SITE	
	ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	19-15-02020-0014 20.41A
	BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	
	BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	
	COMBINED AT OWNERS REQUEST	

*MUST BE SOLD TOGETHER

Applicant is: ___ Owner ___ Purchaser ___ Lessee XX Other

Owner Signature Required

Emily W. [Signature]
Other ENCOMPASS ENG. & SURV.

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. 020)
- () 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: Ag-3

Review Date: 3/27/06

By: *[Signature]*

**Survey Approved: 5/2/06

By: *[Signature]*

RECEIVED
APR 06 2006
KITTITAS COUNTY
CDS

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.

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office **MAR 10 2006**
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

KITTITAS COUNTY
CDS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

* DEBRA ANN YOUNG
Applicant's Name
**SCOTT D WILSON
City
Phone (Home)

ENCOMPASS ENG. & SURV.
Address
CLE ELUM WA 98922
State, Zip Code
674-7433
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
	SEGREGATED INTO ____ LOTS	
* 19-15-02020-0011 20.00A	"SEGREGATED" FOR MORTGAGE PURPOSES ONLY	15.53A
* 19-15-02020-0014 20.41A	SEGREGATED FOREST IMPROVEMENT SITE	24.88A
**19-15-02010-0005 21.41A	ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	25.88A 25.89A
**19-15-02020-0012 28.01	XX BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	23.54A
	BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	
	COMBINED AT OWNERS REQUEST	

Applicant is: _____ Owner _____ Purchaser _____ Lessee XX Other
Gmyn Welsh
Owner Signature Required Other ENCOMPASS ENG. & SURV.

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: Ag-3
Review Date: 3/27/06 By: *[Signature]*
**Survey Approved: 5/2/06 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.

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

MAR 10 2006

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS KITTITAS COUNTY

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

DEBRA ANN YOUNG
Applicant's Name
City
Phone (Home)

ENCOMPASS ENG. & SURV.
Address
CLE ELUM WA 98922
State, Zip Code
674-7433
Phone (Work)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

19-15-02020-0011 15.53A
19-15-02020-0014 24.88A

- SEGREGATED INTO ____ 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

34.40A 34.37A
6.01A 6.02A

Applicant is: _____ Owner _____ Purchaser _____ Lessee XX Other

Owner Signature Required

Ginger Jensen
Other ENCOMPASS ENG. & SURV.

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 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: Ag-2

Review Date: 3/27/06

By: *[Signature]*

**Survey Approved: 5/2/06

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.

FEE: \$175 300

KITTITAS COUNTY
ELLENSBURG, WA 98926

RECEIVED

1

Assessor's Office
County Courthouse Rm.101

Planning Department
County Courthouse Rm. 182

Treasurer's Office
County Courthouse Rm. 102

MAR 10 2006
KITTITAS COUNTY
CDS

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

DEBRA ANN YOUNG
Applicant's Name
City
Phone (Home)

% ENCOMPASS ENG. & SURV.
Address
CLE ELUM WA 98922
State, Zip Code
674-7433
Phone (Work)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

19-15-02020-0014 35.41A*

X SEGREGATED INTO 2 LOTS

"SEGREGATED" FOR MORTGAGE
PURPOSES ONLY
SEGREGATED FOREST IMPROVEMENT SITE

19-15-02020-0011 20.00A

19-15-02020-0011 5.00A*

ELIMINATE (SEGREGATE) MORTGAGE PURPOSE
ONLY PARCEL
BOUNDARY LINE ADJUSTMENT
BETWEEN PROPERTY OWNERS
BOUNDARY LINE ADJUSTMENT BETWEEN
PROPERTIES IN SAME OWNERSHIP
COMBINED AT OWNERS REQUEST

19-15-02020-0014 20.41A

*MUST BE SOLD TOGETHER

Applicant is: ___ Owner ___ Purchaser ___ Lessee XX Other

Owner Signature Required

Other ENCOMPASS ENG. & SURV.

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. 020)
- () 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: Ag-3

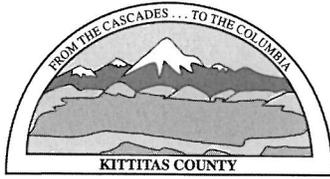
Review Date: 3/27/06

By: _____

**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.



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Scott W. Bradshaw, P.E., Director

MEMORANDUM

TO: Community Development Services

FROM: Randy Carbery, Planner II *RC*

DATE: March 16, 2006

SUBJECT: Debra Ann Young 2 Lot Parcel Segregation 19-15-02020-0014 & 0011

Our 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.

must be sold together

Young

35.41A
5.00A

40.41A

20A

20.41A

Step 1

15.53A

24.88A

Step 2

34.40A
34.37

~~6.01A~~
6.02

Step 3

(Loss due to R/W & rounding)

Wilson

21.41A

28.01A

23.54A

~~25.88A~~

25.89

RECEIVED

MAR 10 2006

KITTITAS COUNTY
CDS

Tax Receipt

For Debbie Young/Wisa

AMY J. MILLS
 Kittitas County Treasurer
 205 W 5th Ave Suite 102
 Ellensburg, WA 98926 (509)962-7535
 LEGAL ACRES 5.00, CD. 6100-3; SEC. 2; TWP. 19; RGE. 15; PTN.
 N1/2 (PTN. PARCEL B SURVEY #506008); (MPO, MUST BE SOLD
 WITH 19-15-02020-0014)

ROLL YEAR 2006
 TYPE OF TAX REAL
 TAX DISTRICT 43

PARCEL # 928136
 PAID BY YOUNG, DEBRA ANN
 DATE OF PAYMENT 04/07/2006
 RECEIPT # 2006-0008503
 LOAN PAYMENT CODE
 METHOD CHECK
 PAYMENT FULL
 INITIALS Judy
 CHECK # 1-37287

INSTALLMENT	948.24
INTEREST	0.00
TOTAL COLLECTED	948.24

YOUNG, DEBRA ANN

50 PAYS RD
CLE ELUM WA 98922

RECEIVED

APR 7 2006

KITTITAS COUNTY
CDS

COMMENTS

Tax Receipt

AMY J. MILLS
 Kittitas County Treasurer
 205 W 5th Ave Suite 102
 Ellensburg, WA 98926 (509)962-7535
 LEGAL ACRES 5.00, CD. 6100-3; SEC. 2; TWP. 19; RGE. 15; PTN.
 N1/2 (PTN. PARCEL B SURVEY #506008); (MPO, MUST BE SOLD
 WITH 19-15-02020-0014)

ROLL YEAR 2006
 TYPE OF TAX REAL
 TAX DISTRICT 43

PARCEL # 928136
 PAID BY YOUNG, DEBRA ANN
 DATE OF PAYMENT 04/07/2006
 RECEIPT # 2006-0008503
 LOAN PAYMENT CODE
 METHOD CHECK
 PAYMENT FULL
 INITIALS Judy
 CHECK # 1-37287

Kittitas County Treasurer

INSTALLMENT	948.24
INTEREST	0.00
TOTAL COLLECTED	948.24

YOUNG, DEBRA ANN

50 PAYS RD
CLE ELUM WA 98922

COMMENTS

Tax Receipt

AMY J. MILLS
Kittitas County Treasurer
205 W 5th Ave Suite 102
Ellensburg, WA 98926 (509)962-7535
LEGAL ACRES 28.01, CD. 6100-2; SEC. 2; TWP. 19; RGE. 15; PTN.
N1/2 (PTN. PARCEL A, SURVEY #506008); .06@ CO. RD.

ROLL YEAR 2006
TYPE OF TAX REAL
TAX DISTRICT 43

INSTALLMENT	91.06
INTEREST	0.00
TOTAL COLLECTED	91.06

PARCEL # 648136
PAID BY DEBORAH YOUNG
DATE OF PAYMENT 04/07/2006
RECEIPT # 2006-0008505
LOAN PAYMENT CODE
METHOD CHECK
PAYMENT FULL
INITIALS Judy
CHECK # 10044

WILSON, SCOTT D
459 CROCKETT ST
SEATTLE WA 98109

RECEIVED

APR 7 2006

KITTITAS COUNTY
CDS

COMMENTS

Tax Receipt

AMY J. MILLS
Kittitas County Treasurer
205 W 5th Ave Suite 102
Ellensburg, WA 98926 (509)962-7535
LEGAL ACRES 28.01, CD. 6100-2; SEC. 2; TWP. 19; RGE. 15; PTN.
N1/2 (PTN. PARCEL A, SURVEY #506008); .06@ CO. RD.

ROLL YEAR 2006
TYPE OF TAX REAL
TAX DISTRICT 43

Kittitas County Treasurer

INSTALLMENT	91.06
INTEREST	0.00
TOTAL COLLECTED	91.06

PARCEL # 648136
PAID BY DEBORAH YOUNG
DATE OF PAYMENT 04/07/2006
RECEIPT # 2006-0008505
LOAN PAYMENT CODE
METHOD CHECK
PAYMENT FULL
INITIALS Judy
CHECK # 10044

WILSON, SCOTT D
459 CROCKETT ST
SEATTLE WA 98109

COMMENTS

Tax Receipt

AMY J. MILLS
Kittitas County Treasurer
205 W 5th Ave Suite 102
Ellensburg, WA 98926 (509)962-7535
LEGAL ACRES 21.41, CD.#6100-5; SEC. 2; TWP. 19; RGE. 15; PTN.
N1/2 (PTN. OF PARCELS C & D OF SURVEY #506008)

ROLL YEAR 2006
TYPE OF TAX REAL
TAX DISTRICT 43

PARCEL # 948136
PAID BY DEBORAH YOUNG
DATE OF PAYMENT 04/07/2006
RECEIPT # 2006-0008506
LOAN PAYMENT CODE
METHOD CHECK
PAYMENT FULL
INITIALS Judy
CHECK # 10044

INSTALLMENT	79.60
INTEREST	0.00
TOTAL COLLECTED	79.60

WILSON, SCOTT D

459 CROCKETT ST
SEATTLE WA 98109

COMMENTS

RECEIVED

APR 7 2006

KITTITAS COUNTY
CDS

Tax Receipt

AMY J. MILLS
Kittitas County Treasurer
205 W 5th Ave Suite 102
Ellensburg, WA 98926 (509)962-7535
LEGAL ACRES 21.41, CD.#6100-5; SEC. 2; TWP. 19; RGE. 15; PTN.
N1/2 (PTN. OF PARCELS C & D OF SURVEY #506008)

ROLL YEAR 2006
TYPE OF TAX REAL
TAX DISTRICT 43

PARCEL # 948136
PAID BY DEBORAH YOUNG
DATE OF PAYMENT 04/07/2006
RECEIPT # 2006-0008506
LOAN PAYMENT CODE
METHOD CHECK
PAYMENT FULL
INITIALS Judy
CHECK # 10044

Kittitas County Treasurer

INSTALLMENT	79.60
INTEREST	0.00
TOTAL COLLECTED	79.60

WILSON, SCOTT D

459 CROCKETT ST
SEATTLE WA 98109

COMMENTS