

FEES:

\$375 Administrative Segregation per page
 \$100 Major Boundary Line Adjustment per page
 \$50 Minor Boundary Line Adjustment per page
 \$50 Combined

586-0706
RECEIVED

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 KITTITAS COUNTY
 ELLENSBURG, WA 98926

JAN 29 2007

Assessor's Office
 County Courthouse Rm. 101

Planning Department
 County Courthouse Rm. 182

Treasurer's Office
 Kittitas County
 County Courthouse Rm. 102
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.

CARIBOU LAND & CATTLE

Applicant's Name

410 Chuck Cruse

Address

City

State, Zip Code

962-8242

Phone (Work)

Phone (Home)

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

Action Requested

New Acreage
 (Survey Vol. ____, Pg ____)

18-20-05000-0006 152.40

☒ SEGREGATED INTO 7 LOTS

☐ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY

☐ SEGREGATED FOREST IMPROVEMENT SITE

3-21/2, 21.12, 21.02, 21.29,

26.36

☐ 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

Owner Signature Required

Other

Treasurer's Office Review

Tax Status: 2007 Taxes Paid in full

By: A. Fogle
 Kittitas County Treasurer's Office

Date: 4/19/07

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: 2/26/07

By: Mary Rice

**Survey Approved: 4/19/07

By: Mary Rice

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.

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[Signature]
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By: _____

Kittitas County Treasurer's Office

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Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

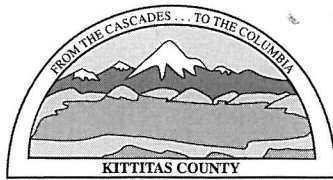
Review Date: 2/26/07 MRice

By: _____

**Survey Approved: 4/19/07

By: MRice

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KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Mary Rill, Community Development Services

FROM: Christina Wollman, Planner II

DATE: April 19, 2007

SUBJECT: Caribou Land & Cattle SEG-07-06. 18-20-05000-0006.

Our 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:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
2. Private Road Improvements: Secret Canyon Drive shall be constructed as a Low-Density Private Road from the intersection with Colockum Road to the final plat entrance. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. 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.
- j. All easements shall provide for AASHTO radius at the intersection of Colockum Road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the Colockum Road right of way.
3. Private Road Improvements: The private access easement shall be constructed as a Low-Density Private Road from the intersection with Colockum Road to the final plat entrance. See Kittitas County Road Standards, 9/6/05 edition.
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 - j. All easements shall provide for AASHTO radius at the intersection of Colockum Road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the Colockum Road right of way.
4. Cul-de-Sac: Permanent deadend streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
- a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall regarding any additional cul-de-sac requirements.
5. Joint-Access Driveway: A joint-use access shall serve no more than two tax parcels.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.

- b. The surface requirement is for a minimum gravel surface depth of 6".
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Driveway – Single Access: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve.
 - c. The County will not maintain accesses. Any further subdivision or lots to be served by proposed access may result in further access requirements.
6. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
7. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
8. Fire Protection: Contact the Kittitas County Fire Marshall regarding any additional access requirements for Emergency Response.
9. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

Chapter 12 – PRIVATE ROADS

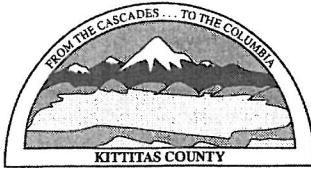
12.12.010 General

Private roads shall meet the following conditions:

- 1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
- 2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and

3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."



KITITITAS 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: CARIBOU LAND & CATTLE, C/O CHUCK CRUSE

FROM: MARY RILL, PLANNER I

DATE: FEBRUARY 26, 2007

SUBJECT: CARIBOU LAND & CATTLE SEGREGATION (FILE # SEG-07-06)

DESCRIPTION: SEGREGATION OF A 152.40 ACRE PARCEL INTO 7 PARCELS (26.36, 21.00, 21.29, 21.02, 21.12, 21.00 AND 21.00 ACRE LOTS)

**PARCEL
NUMBER(S):** 18-20-05000-0006

KITITITAS 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.

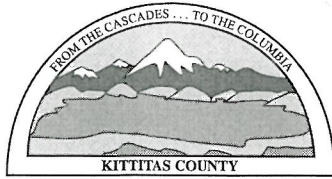
This parcel is zoned Forest and Range. The minimum lot size for Forest and Range is 20. acres as per Kittitas County Zoning Code 17.56.

ATTACHMENTS: SEGREGATION APPLICATION
KC PUBLIC WORKS COMMENTS

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Christina Wollman, Planner II
DATE: January 17, 2007
SUBJECT: Caribou Land & Cattle SEG-07-06. 18-20-05000-0006.



The Public Works Department has reviewed the Request for Parcel Segregation Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

The applicant should be aware of the following:

1. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
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 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.

Page 1 of 4

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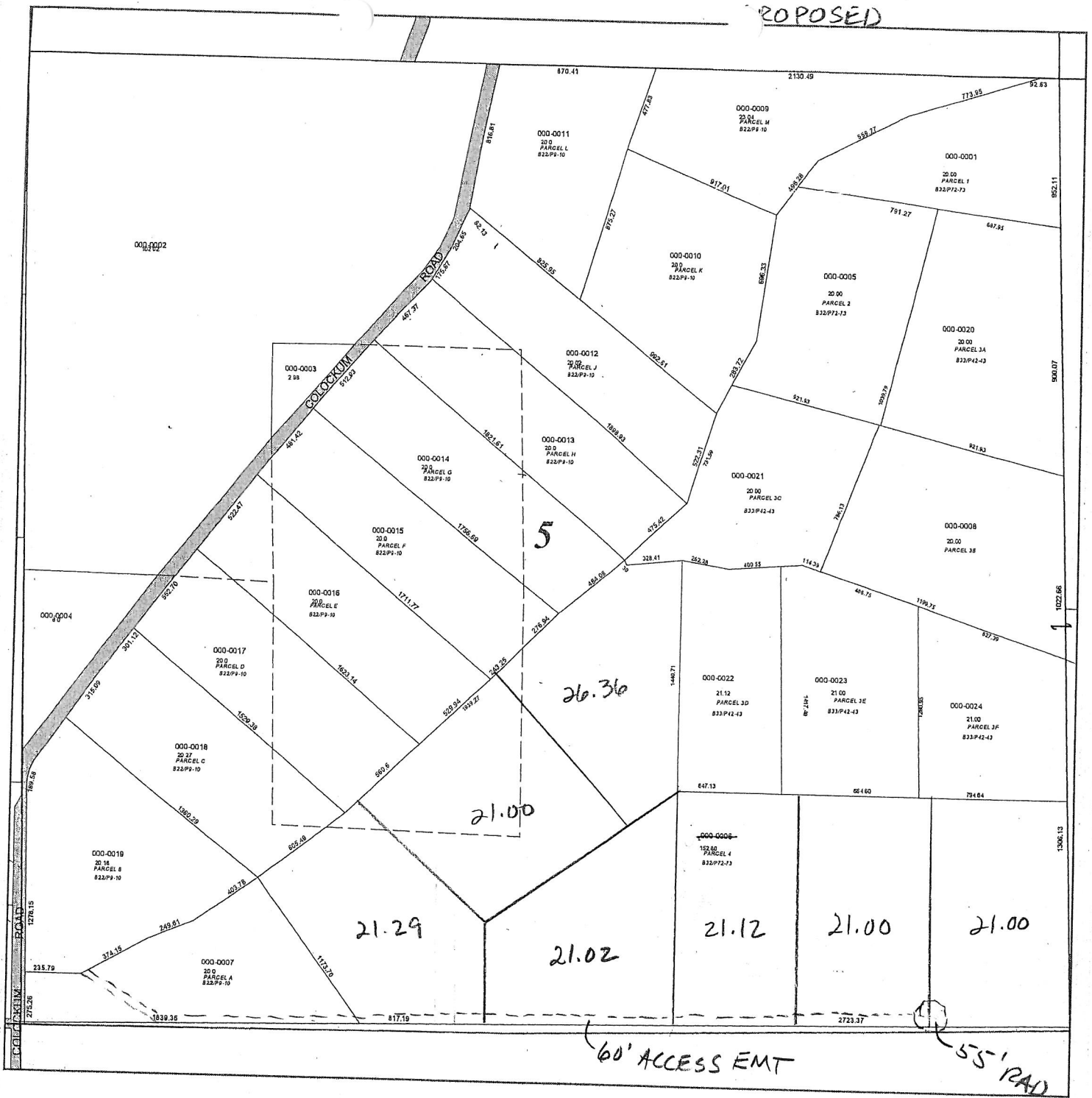
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Township: 18 Range: 20 Section: 5

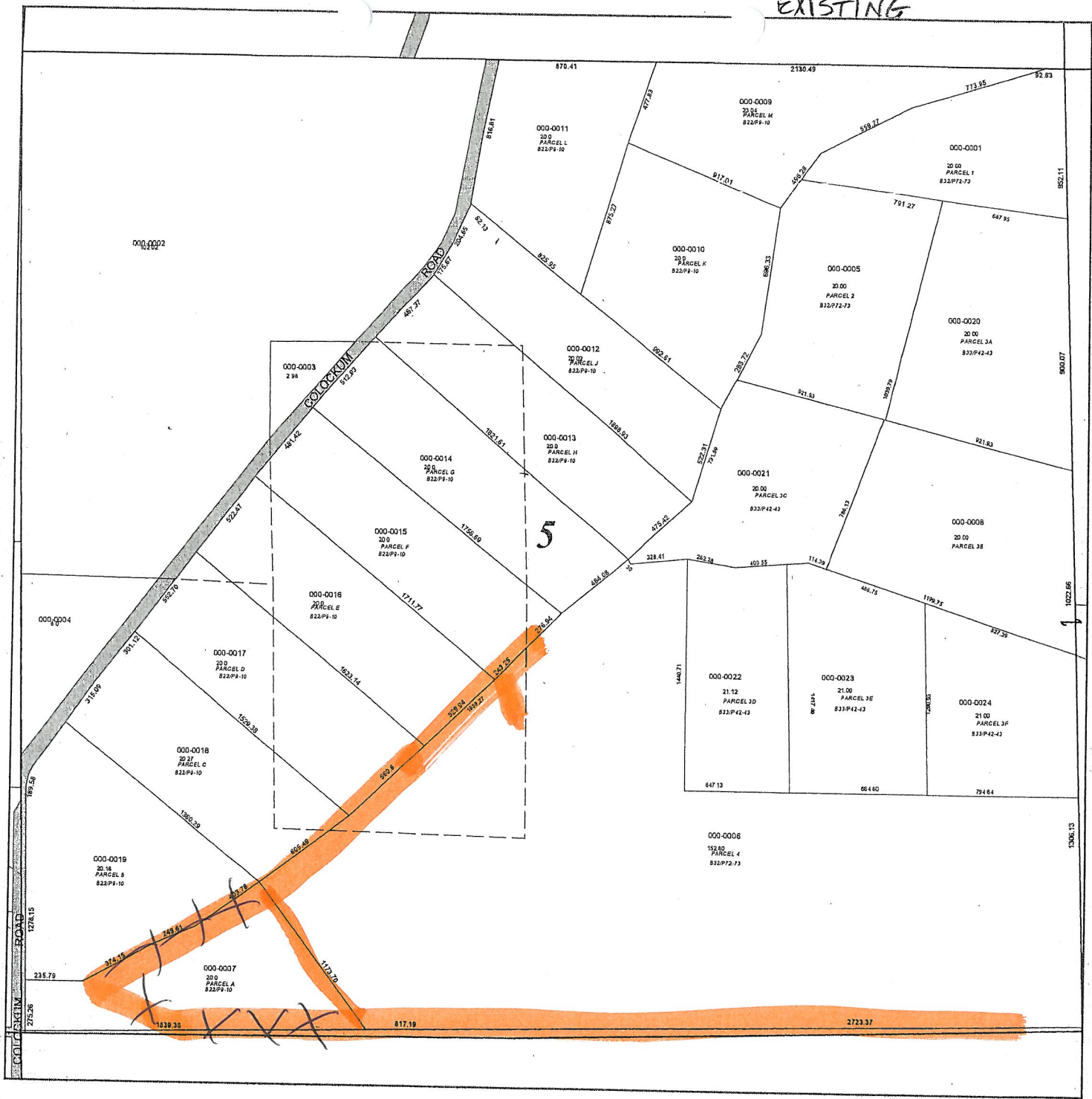
Copyright (C) 2002 Kittitas County
Kittitas County Assessor's Office
205 W 5th, Courthouse Room 101
Ellensburg, WA 98926
(509)962-7501
Data Set: 1/11/2007 6:22:34 PM



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.

EXISTING



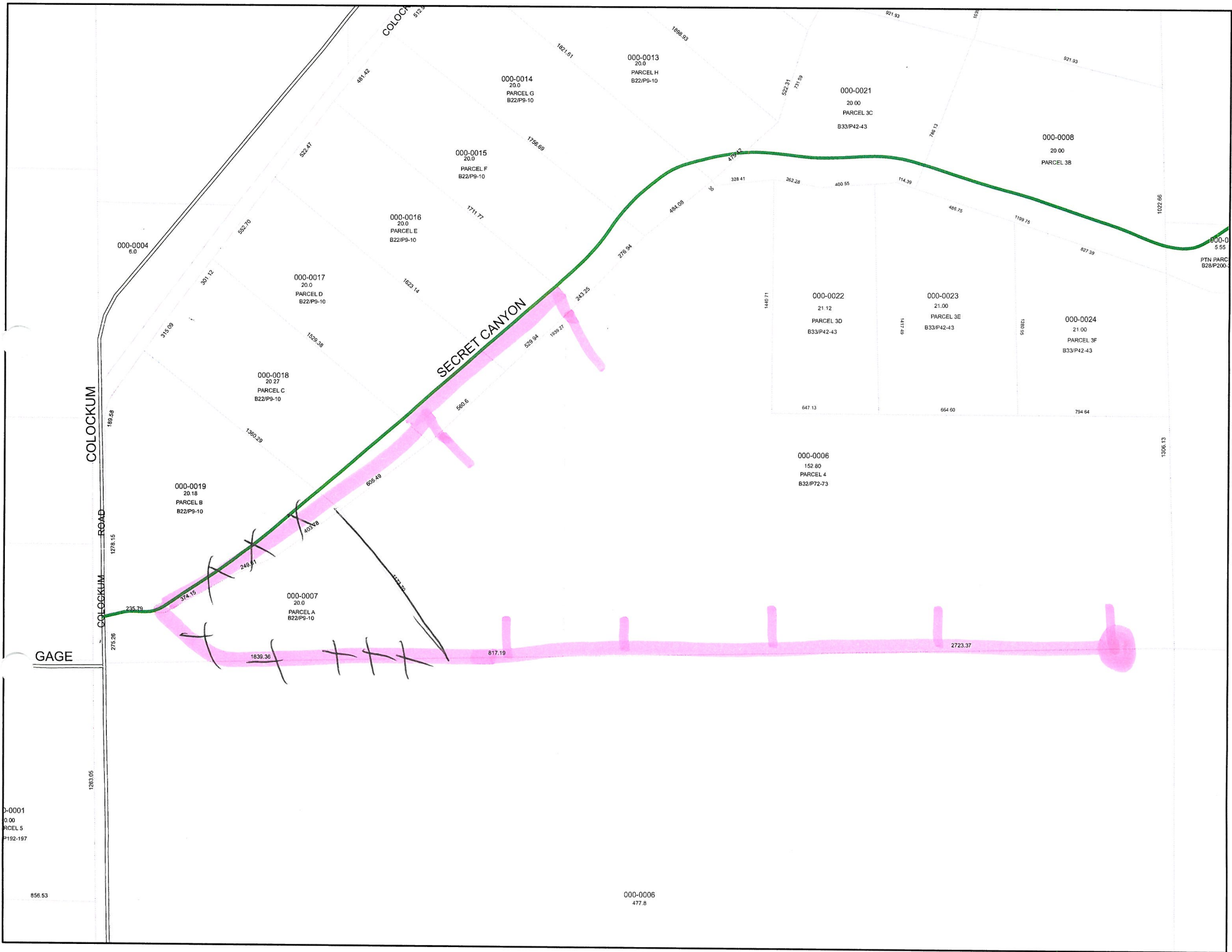
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CRUSE
& ASSOCIATES
PROFESSIONAL LAND SURVEYORS

AFTER PRELIMINARY REVIEW, A SURVEY WILL BE COMPLETED AND/OR LEGAL DESCRIPTIONS PREPARED AND ACREAGES CALCULATED FOR THE PARCELS CONTAINED IN THIS APPLICATION.



217 E. FOURTH • P.O. BOX 959 • ELLENSBURG, WA 98926 • (509) 962-8242

KITTITAS COUNTY CDS

411 N. Ruby Suite #2
ELLENSBURG, WA 98926

CRB 111-3

**CASH
RECEIPT**

Date 1/29/07 049532

Received From Caribon Land & Cattle, Inc.

Address PO Box 862
Ellensburg, WA 98926

Dollars \$ 425.00

For Seg - Caribon Land & Cattle

ACCOUNT

HOW PAID

AMT. OF ACCOUNT			CASH		
AMT. PAID	<u>425.00</u>		CHECK	<u>425.00</u>	
BALANCE DUE			MONEY ORDER <input type="checkbox"/>		
			CREDIT CARD <input type="checkbox"/>		

18.20.0500.0006

By M. Rice