

FEES:

\$425 as of 1/1/2007

\$300 Exempt Segregation per page
\$100 Major Boundary Line Adjustment per page
\$50 Minor Boundary Line Adjustment per page
\$50 for publication

RECEIVED

KITTITAS COUNTY
ELLENSBURG, WA 98926

Planning Department
County Courthouse Rm. 182

RECEIVED

MAR 30 2007

KITTITAS COUNTY
County Courthouse Rm. 102
CDS

APR 03 2007

Assessor's Office
County Courthouse Rm. 101

KITTITAS COUNTY

DEPT. OF PUBLIC WORKS

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.

Jerry Bement % Cruise Assoc.
Applicant Name
Ellensburg
City

PO Box 959
Address
WA 98926
State, Zip Code
902-8242
Phone (Work)

Phone (Home)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

18-19-16000-0033
10.92 AC

- 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

3.21 AC, 7.71 AC

Applicant is: _____ Owner _____ Purchaser _____ Lessee

Owner Signature Required

Other _____

Treasurer's Office Review

Tax Status: 2007 Taxed

By: _____
Kittitas County Treasurer's Office

Date: 1-25-08

Planning Department Review

- This segregation meets the requirements for observance of intervening ownership. Nanaimo Creek
- 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: _____

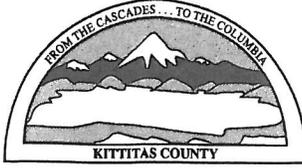
Review Date: 8-21-07

By: _____

**Survey Approved: 1-25-08

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.



KIT TITAS 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

January 25, 2008

Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

RE: Bement, File Number SEG 07-43

Dear Chris,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the segregation and must be submitted to our offices for review:

1. New legal descriptions prepared reflecting the new acreage and lot dimensions of the affected properties must be submitted to our office and reviewed by CDS and the Department of Public Works for final approval.
1. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
2. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

Sincerely,

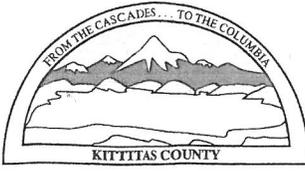
Dan Valoff
Staff Planner

Attachments: Segregation Application
Preliminary Segregation Drawing
Resolution 2007-103

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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

June 7, 2007

Cruse & Associates
P.O. Box 959
Ellensburg, WA 98926

RE: Bement, File Number SEG 07-43

Dear Chris,

Community Development Services is in receipt of the above referenced application and hereby denies the Administrative Segregation by intervening ownership. Utilizing the waterway of Naneum Creek cannot be used as an intervening ownership since it is not a right-of-way. Evidence that Naneum Creek is a right-of-way is required to re-consider this application.

If you have any further questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Dan Valoff
Staff Planner

Attachments: Segregation Application
Preliminary Segregation Drawing

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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Jerry Bement % Cruise Assoc

PO Box 959

Applicant's Name

Address

Ellensburg

WA 98926

City

State, Zip Code

902-8242

Phone (Home)

Phone (Work)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

18-19-16000-0633

X SEGREGATED INTO 2 LOTS

10.92 AC

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

SEGREGATED FOREST IMPROVEMENT SITE

3.21 AC, 7.71 AC

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

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. *Nanewam Creek*
- 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)

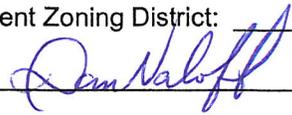
Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Review Date: 8-21-07

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

VARIANCE REQUEST

To be completed by applicant

Name: Jerry Bement

Date of application: _____

Developer Agent for Developer

Address: 1041 Bumpy Ln
Ellensburg WA 98926

Daytime phone: _____

Associated Project/Development: Exempt Sec by Intervening Ownership

Request (be specific): Exempt from Current Private Road Code.

Want new lot to be eligible for building permit with existing drive.

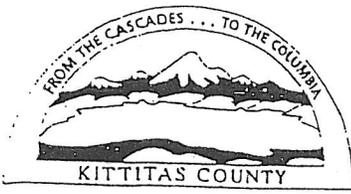
Reason for request: 5/30/02 Planning Dept. stated that Short Plat was only option for segregation. Just recently learned Haneyum Creek qualifies for use on Intervening ownership.

This property would of been split in 2002 by Intervening ownership without any road improvements but was told by staff that Short Plat was only option

List of supporting documents attached: Assesor Map, Parcel History, Aerial Photo, Record of Survey of property to the North showing where Haneyum Creek enters property.

Attach map.


Signature of applicant



Kittitas County Planning Department

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

(509) 962-7506 • Fax (509) 962-7697

Call Robt w/answer

DATE: 5-23



REQUEST FOR PARCEL HISTORY

Name:

Robert H Mc Kee

Address:

373 Bumpy Lane

Ellensburg, WA. 98926-7331

Phone Number:

(509) 899-0300 (cell)

Parcel Number:

18-19-16000-0033

Information Needed:

Is this parcel eligible for one-time split?

CD# 10307-2-1

owner Jerry Bement

For Staff Use:

Zoning Classification:

AG-20

10.92 acres

Staff Notes:

Parcel created 1975 as

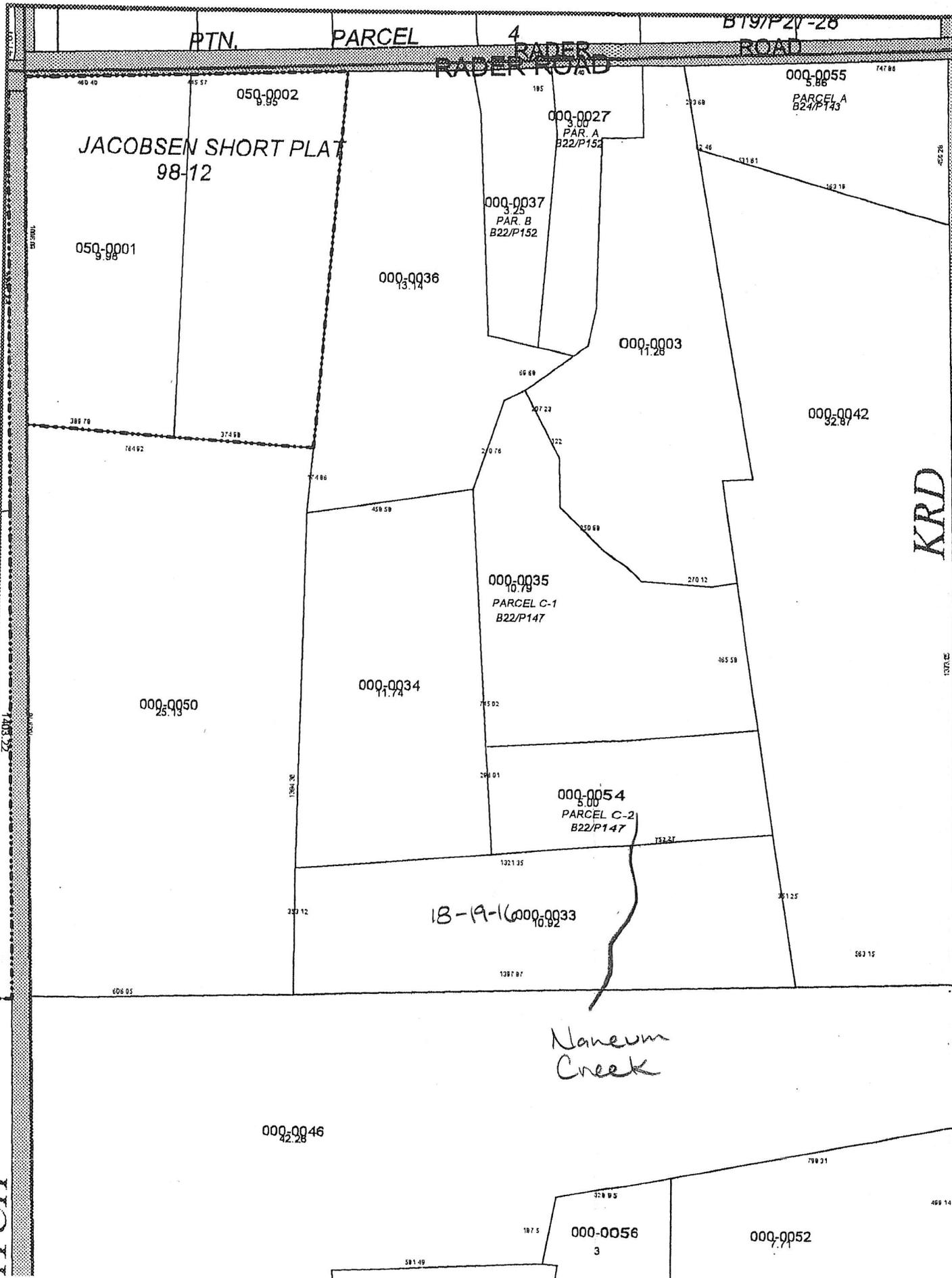
10.92 acres. Meets the minimum

acreage of 8 acres for AG-20

one-time split by short plat.

5/30/02

J. Shaver



PTN.

PARCEL

4

B19/P21-28

RADER ROAD

ROAD

JACOBSEN SHORT PLAT
98-12

050-0001
9.98

050-0002
9.95

000-0036
13.14

000-0037
3.25
PAR. B
B22/P152

000-0027
3.00
PAR. A
B22/P152

000-0003
11.28

000-0055
5.88
PARCEL A
B24/P143

000-0042
32.37

000-0050
23.13

000-0034
11.74

000-0035
10.79
PARCEL C-1
B22/P147

000-0054
5.00
PARCEL C-2
B22/P147

18-19-16
000-0033
10.92

000-0046
42.28

Naneum
Creek

000-0056
3

000-0052

KRD

TICH

1997012/0117

PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "NELSON 18092"
- FOUND PIN & CAP
- FENCE
- RECORD DATA

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - AFN 404900

PARCEL C-1

PARCEL C-1 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 21, 1997 IN BOOK 22 OF SURVEYS AT PAGE 192 UNDER AUDITOR'S FILE NO. 19970121 0117 RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

PARCEL C-2

PARCEL C-2 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 21, 1997 IN BOOK 22 OF SURVEYS AT PAGE 192 UNDER AUDITOR'S FILE NO. 19970121 0117 RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Filed for record this 21ST day of JANUARY, 1997, at 7:35 P.M., in Book 22 of Surveys at page(s) 192 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: [Signature]
KITITAS COUNTY AUDITOR

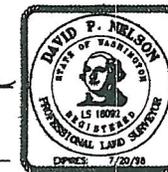
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Survey Recording Act at the request of JAY PEARSON in NOVEMBER of 1996.

[Signature]

DAVID P. NELSON
Professional Land Surveyor
License No. 18092

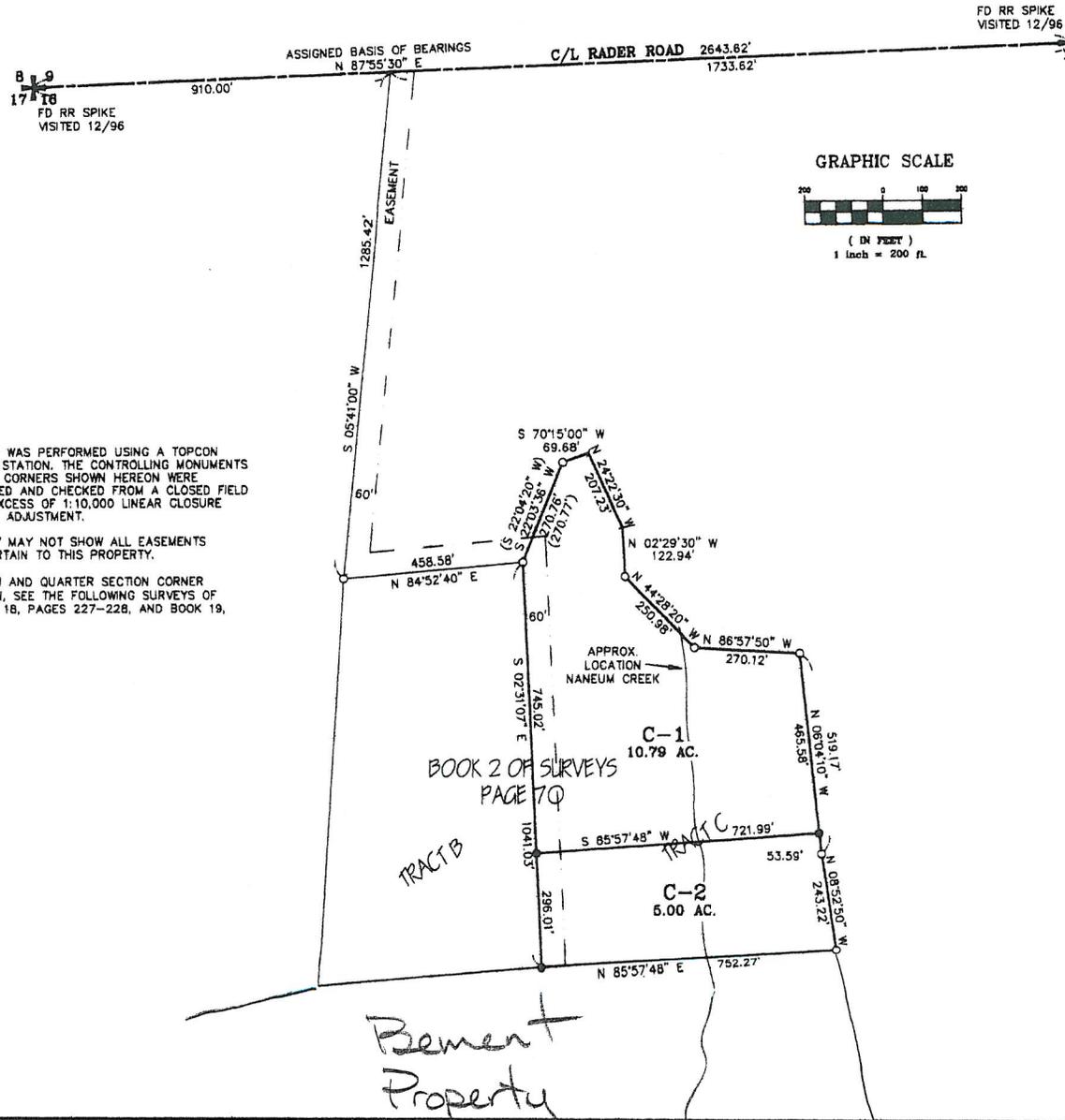
DATE 1/21/97



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98928 (509) 925-4747

PEARSON PROPERTY

X	X	
X	X	



NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1-10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR SECTION AND QUARTER SECTION CORNER DOCUMENTATION, SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 18, PAGES 227-228, AND BOOK 19, PAGES 27-28.



Narceum
Creek

7.7 Acres

321
Acres