

KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

September 5, 2008

Sundance Ridge LLC
c/o Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: Sundance Ridge Segregation, File Number SG-08-00022
Parcel Numbers: 18-18-17000-0040

Dear Mr. Cruse,

Kittitas County Community Development Services has reviewed the proposed parcel segregation and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed to complete the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Assessor's Office on September 5, 2008 to finalize the parcel segregation.

Sincerely,

Trudie Pettit
Staff Planner

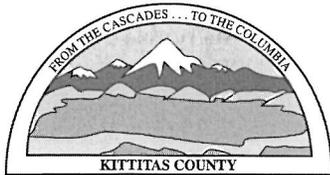
cc: Kittitas County Assessor's Office

Attachments: SEG Application
SEG Survey
Kittitas County Public Works Memo

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: Trudie Pettit, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: July 10, 2008
SUBJECT: Sundance Ridge LLC SG-08-22. 18-18-17000-0040.

RECEIVED
JUL 15 2008
KITTTITAS COUNTY
CDS

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 with the following conditions:

- 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.

Trudie Pettit

From: Tony Jantzer, Manager, CID [cid@fairpoint.net]
Sent: Friday, August 22, 2008 8:05 AM
To: Trudie Pettit
Subject: Re: SEG 08-22

Hi Trudie

I'm not sure. Since it is not part of our district we generally do not have any input. If the parcel does not have another access other than crossing our canal it is land locked. Before they can build a road across our right of way they will need to get a crossing permit from the district.

Tony Jantzer

----- Original Message -----

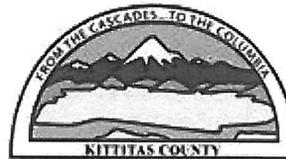
From: Trudie Pettit
To: cid@fairpoint.net
Sent: Tuesday, August 19, 2008 9:42 AM
Subject: SEG 08-22

Hi Tony,

Per your email this property does not fall within your district however they will need a crossing permit for the canal. Do they need to complete the crossing permit process before final approval?

Trudie Pettit
Staff Planner

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
trudie.pettit@co.kittitas.wa.us
P: 509.933-8276
F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under Chapter 42.56 RCW and is subject to archiving and review by someone other than the recipient.

Trudie Pettit

From: Cruse and Associates [Cruseandassoc@kvalley.com]
Sent: Friday, July 18, 2008 1:40 PM
To: Trudie Pettit
Subject: Fw: Sundnce and City SEG-08-22

KRD's response is below. Now to try to get a response out of CID.

Chris Cruse, P.L.S.
Cruse & Associates
217 East 4th. Ave.
Ellensburg, WA 98926
(509)962-8242
cruseandassoc@kvalley.com

----- Original Message -----

From: Keli Bender
To: Cruse and Associates
Sent: Friday, July 18, 2008 1:19 PM
Subject: Re: Sundnce and City SEG-08-22

Sundance Ridge has no KRD irrigable acres in section 17 so nothing will be required by us. If you need additional information, please let me know. Have a nice weekend.

Keli

----- Original Message -----

From: Cruse and Associates
To: Keli Bender
Cc: Trudie Pettit
Sent: Friday, July 18, 2008 1:09 PM
Subject: Sundnce and City SEG-08-22

Keli,

I have a SEG in process for Sundance that is in the SW 1/4 of Section 17, T 18 N, R 18 E that falls under the CID but is above the canal on a hill top as per book 34 of surveys at page 178. The property is where the city has the old water reservoir and is acquiring additional property adjacent. Does KRD need anything from us for your requirements?

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Chris Cruse, P.L.S.
Cruse & Associates
217 East 4th. Ave.
Ellensburg, WA 98926
(509)962-8242
cruseandassoc@kvalley.com

Trudie Pettit

From: LARRY BROWNE [eburgwater@yahoo.com]
Sent: Friday, August 22, 2008 6:57 PM
To: gregn@njshomes.com; Trudie Pettit
Subject: Lot segregation

Follow Up Flag: Follow up
Flag Status: Flagged

The Ellensburg Water Company Board of Directors has approved the segregation of two lots above the EWC canal from the Sundance Ridge parcel. The lots meet our rules and regulations for development.

Sincerely,

Larry Browne
Superintendent

Preliminary Submittal Requirements:

Review Date:

Tax Parcel:

Date Received:

File Number:

Date Project Completed

Planner

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (blueines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: _____ Date Completed: _____

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # 2
- Located within Irrigation District: Cascade J Letter sent to Irrigation District Date: _____
- School District: Ellensburg Ebug Water
- UGA
- UGN
- Rezone
- Adjacent Subdivisions

Critical Areas Check

Date _____ Planner Signature: _____

Zoning: Ag-20

Lot Size:

Required Setbacks: F _____ S _____ R _____

Y N

- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone: _____
- Fish & Wildlife Conservation Area? Type of Habitat: _____ Water Type: _____
- Wetland? Buffer requirement: Old City of Ebug Reservoir
- Geologic Hazard Areas:
 - Seismic
 - Landslide
 - Erosion
 - Mine
 - Steep Slope
 - Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
 - Hazardous Materials containment required if checked
- Airport Zone? Zone: _____
- Forest Service Roads? Road: _____
- BPA Easement Located on Property? Letter Sent to BPA Date: _____
- Additional Approvals Required? Type _____

CRITICAL AREA NOTES:

- Existing structures

5) 08-00022

FEES: \$575 Administrative Segregation per page
\$50 Combination
\$50.00 Mortgage Purposes Only Segregation

\$190 Major Boundary Line Adjustment per page
\$95 Minor Boundary Line Adjustment per page

KITTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
Kittitas County Courthouse
205 W 5th, Suite 101
Ellensburg, WA 98926

Community Development Services
Kittitas County Permit Center
411 N Ruby, Suite 2
Ellensburg, WA 98926

Treasurer's Office
Kittitas County Courthouse
205 W 5th, Suite 102
Ellensburg, WA 98926

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

Property Owner Name: Sundance Ridge LLC ^{Chris Cruise} _{Assoc} PO Box 959
Mailing Address: Ellensburg WA 98926
Contact Phone: 962-8242
City, State, ZIP: Ellensburg WA 98926

Zoning Classification: Ag-20

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg __)
1B-1B-17000-0040 12.79 AC	<input checked="" type="checkbox"/> SEGREGATED INTO 2 LOTS	3.44 AC and 9.35 AC
	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	3.44 AC parcel is for
	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	the City of Ellensburg
	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	for a well site and
	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	is allowed by KCC
	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	16.04.020(16)

Applicant is: Owner Purchaser Lessee Other
Owner Signature Required: Daniel Rias MANAGING MEMBER
Applicant Signature (if different from owner): Chris Cruise

Tax Status: 2008 Taxed By: [Signature] Date: 1-17-08
Kittitas County Treasurer's Office

Community Development Services 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)
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 the applicable subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____ Parcel Creation Date: _____
Last Split Date: _____ Current Zoning District: Ag-20
Review Date: _____ By: [Signature]
**Survey Approved: 9/5/08 By: [Signature]

Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08



Filed for Recording at the Request of
and AFTER RECORDING MAIL TO:

Jeff Slothower
Lathrop, Winbauer, Harrel, Slothower & Denison, L.L.P.
P.O. Box 1088
Ellensburg, WA 98926

CERTIFIED TO BE A TRUE COPY
AF# 200806110007
RECORDING DATE 6-11-08
RECORDING TIME 11:26am

DOCUMENT TITLE: QUIT CLAIM DEED

GRANTOR: SUNDANCE RIDGE, LLC, a Washington limited liability company

GRANTEE: City of Ellensburg, a city organized pursuant to Washington law

LEGAL DESCRIPTION: Lot 1, Book 34 of Surveys, page 178-179 being a portion of SW1/4 of Sec. 17, T.18N., R 18E. W.M.

ASSESSOR'S TAX PARCEL NUMBER: 18-18-17000-0040 (952774)

QUIT CLAIM DEED

THE GRANTOR, SUNDANCE RIDGE, LLC, a Washington limited liability company, for and in consideration of an exchange of property of equal value and for no monetary consideration, conveys and quit claims to the CITY OF ELLENSBURG, a city organized pursuant to Washington law, the real property situated in Kittitas County, State of Washington which is legally described as Parcel 1 of that certain survey as recorded December 5, 2007 in Book 34 of surveys as pages 178-179, under Auditors File No. 200712050006, Records of Kittitas County, being a portion of the Southwest Quarter of Section 17, Township 18 North, Range 18, East, W.M. in the County of Kittitas, State of Washington, including any interest therein which grantor may hereafter acquire.

DATED this 13th day of FEBRUARY, 2008.

SUNDANCE RIDGE, LLC

By: 

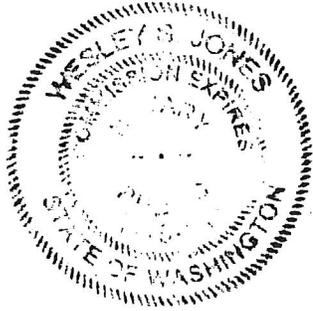
Its: MANAGING MEMBER

STATE OF WASHINGTON)
) ss.
County of Kittitas)

Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.
Attorneys at Law
PO Box 1088/201 West 7th Avenue
Ellensburg, WA 98926
Fax (509) 962-8093
Tel (509) 925-6916

On this day personally appeared before me, the undersigned Notary Public, in and for the State of Washington, duly commissioned and sworn, DEREK SINCLAIR, the MANAGING MEMBER of SUNDANCE RIDGE, LLC, a Washington limited liability company, which executed the within and foregoing instrument, and acknowledge the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that ___ was authorized to execute said instrument.

Dated this 13th day of FEBRUARY, 2008.



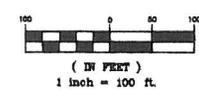
Wes
Printed Name: Wes Jones
Notary Public in and for the State of Washington,
residing at Belleve, Wa
My Commission Expires: 1-19-11

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

200712050006



GRAPHIC SCALE



LEGEND

- SET 5/8" REBAR W/ CAP
- "CRUSE 36815"
- FOUND PIN & CAP
- x- FENCE

AUDITOR'S CERTIFICATE

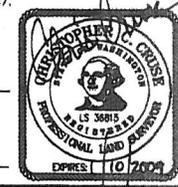
Filed for record this 5TH day of DECEMBER,
2007, at 11:16 A.M., in Book 34 of Surveys at
page(s) 178 at the request of Cruse & Associates.

JERALD V. PETTIT BY: K. Fernandez
KITTITAS COUNTY AUDITOR

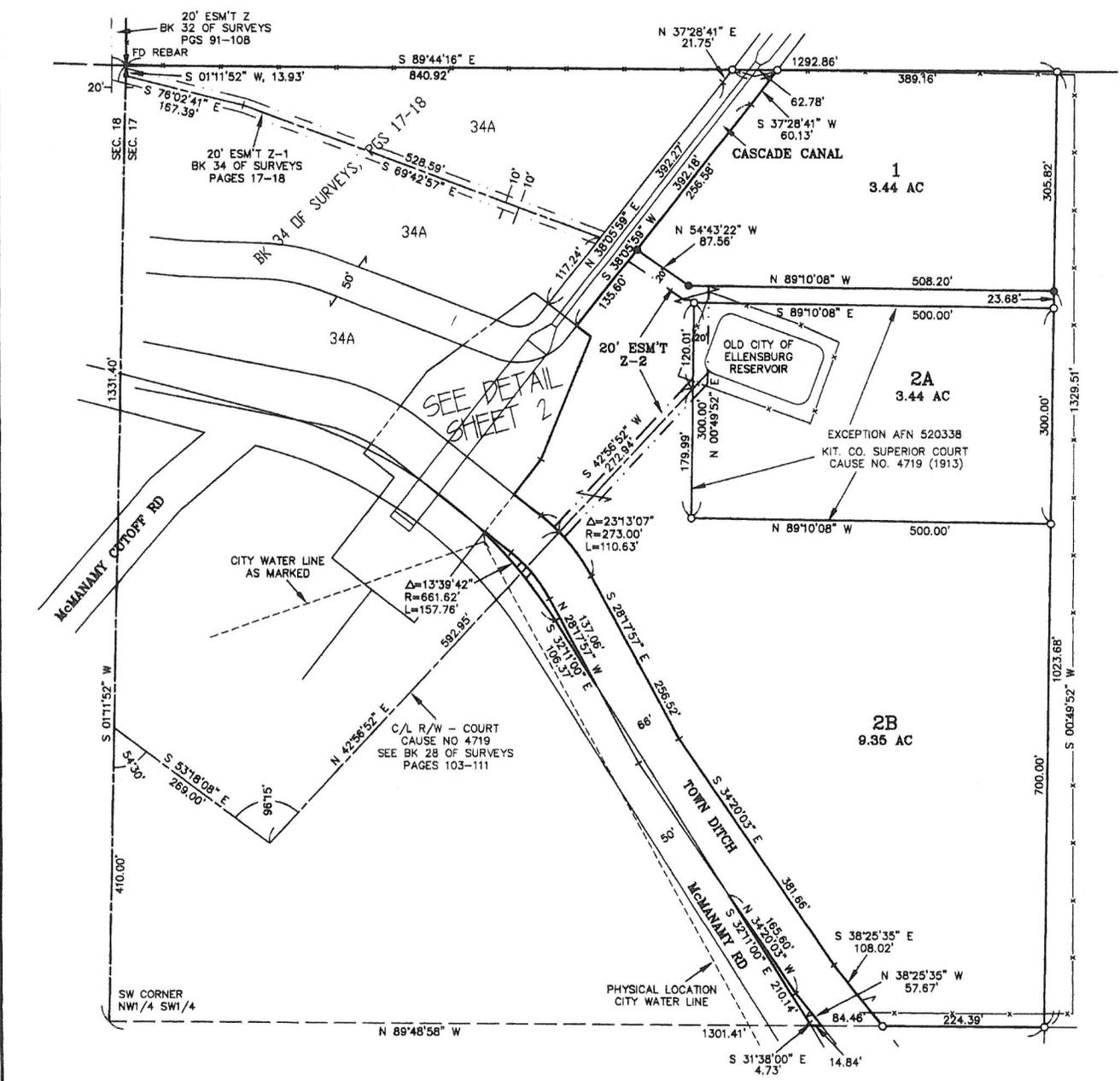
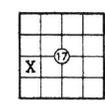
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by
me or under my direction in conformance with the
requirements of the Survey Recording Act at the
request of SUNDANCE RIDGE LLC and the CITY OF
ELLENSBURG in APRIL of 2007.

Chris Cruse
CHRISTOPHER C. CRUSE
Professional Land Surveyor
License No. 36815
12/4/2007
DATE



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98928 (509) 962-8242
CITY OF ELLENSBURG/SUNDANCE RIDGE LLC





200712050006

PART OF THE SOUTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES 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 OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. 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.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL INFORMATION, SEE BOOK 34 OF SURVEYS, PAGES 17-18, AND BOOK 32 OF SURVEYS, PAGES 91-108 AND THE SURVEYS REFERENCED THEREON.
5. THE PURPOSE OF THIS SURVEY IS TO FACILITATE A LAND EXCHANGE WITH THE CITY OF ELLENSBURG.

LEGAL DESCRIPTIONS

ORIGINAL PARCELS - AFN 520338 AND

PARCEL 34B OF THAT CERTAIN SURVEY AS RECORDED APRIL 19, 2007 IN BOOK 34 OF SURVEYS AT PAGES 17 AND 18, UNDER AUDITOR'S FILE NO. 200704190018, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 5, 2007 IN BOOK 34 OF SURVEYS AS PAGES 178-179, UNDER AUDITOR'S FILE NO. 20071205 0006, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2A

PARCEL 2A OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 5, 2007 IN BOOK 34 OF SURVEYS AS PAGES 176-179, UNDER AUDITOR'S FILE NO. 20071205 0006, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

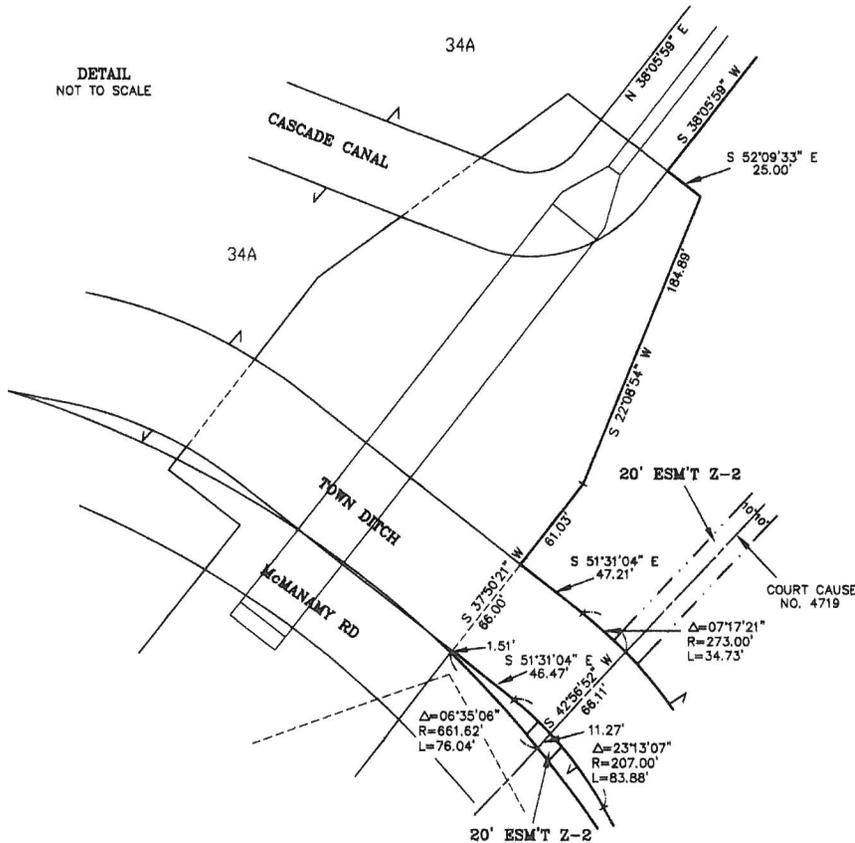
PARCEL 2B

PARCEL 2B OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 5, 2007 IN BOOK 34 OF SURVEYS AS PAGES 176-179, UNDER AUDITOR'S FILE NO. 20071205 0006, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Z-2

EASEMENT Z-2 AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 5, 2007 IN BOOK 34 OF SURVEYS AT PAGES 178-179, UNDER AUDITOR'S FILE NO. 20071205 0006, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 2A AND 2B OF SAID SURVEY.

DETAIL
 NOT TO SCALE



COURT CAUSE
 NO. 4719

AUDITOR'S CERTIFICATE

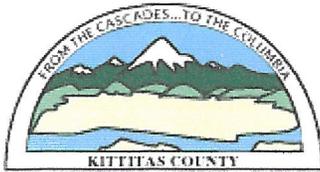
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 at page(s) 179 at the request of Cruse & Associates.

JERALD V. PETTIT BY: *K. Fernando*
 KITTITAS COUNTY AUDITOR



12/4/2007

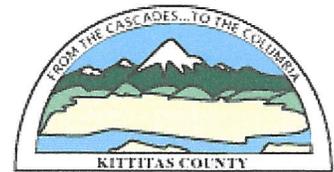
CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
 CITY OF ELLENSBURG/SUNDANCE RIDGE LLC



Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 952774
Map Number: 18-18-17000-0040
Situs: W PASSMORE RD ELLENSBURG
Legal: ACRES 12.79; SEC 17; TWP 18; RGE 18; PTN SW1/4 (PARCEL 34B, B34/P17~-18)~

Ownership Information

Current Owner: SUNDANCE RIDGE LLC
Address: 12515 BELLEVUE-REDMOND RD
City, State: BELLEVUE WA
Zipcode: 98005

Assessment Data

Tax District: 22
Open Space: YES
Open Space Date: 1/1/1978
Senior Exemption:
Deeded Acres: 12.79
Last Revaluation for Tax Year:

Market Value

Land: 12,790
Imp: 0
Perm Crop: 0
Total: 12,790

Taxable Value

Land: 100
Imp: 0
Perm Crop: 0
Total: 100

Sales History

NO SALES HISTORY RECORDS FOUND!

Building Permits

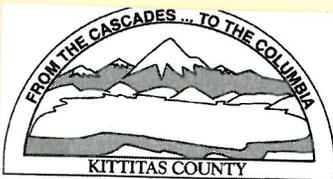
NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2008	SUNDANCE RIDGE LLC	100	0	0	100	0	100	View Taxes

File date: 6/10/2008 5:13:26 PM





KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00001605

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7523

DEPARTMENT OF PUBLIC WORKS
(509) 962-7698

Account name: 001441

Date: 6/12/2008

Applicant: SUNDANCE RIDGE LLC

Type: check # 6716

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-08-00022	ADMINISTRATIVE SEGREGATION	575.00