

# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

December 23, 2008

Nathan Weis  
#6 Canyon LLC  
P.O. Box 687  
Roslyn WA 98941

**RE: #6 Canyon LLC Segregation, File Number SG-08-00036**  
**Parcel Numbers: 955113 & 783034**

Dear Mr. Weis,

Kittitas County Community Development Services has reviewed the proposed segregation application and hereby grants **final approval** to the referenced segregation. Pursuant to Kittitas County Code Title 16, 17.08.322, and 17.60B please note the following items which must be addressed to complete the process:

1. Refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Kittitas County Assessor's Office on Tuesday, December 23, 2008 to finalize the segregation.

Sincerely,

Jeff Watson  
Staff Planner

**cc: Kittitas County Assessor's Office**

Attachments: Kittitas County Public Works Comments  
Parcel Segregation Application  
Segregation Survey

NATHAN WEIS

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

SG-08-00036

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

Assessor's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, 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 5<sup>th</sup>, 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.

#6 CANYON LLC  
Property Owner Name

PO BOX 687, ROSLYN, WA 98941  
Mailing Address, City, State, ZIPcode

(509) 649-2211  
Contact Phone

Zoning Classification R3  
(required)

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

Action Requested

New Acreage  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

955113 97.19 AC

X SEGREGATED INTO 9 LOTS

783034 82.96

\_\_\_ "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

RECEIVED

NOV 06 2008

Kittitas County  
CDS

Applicant is: \_\_\_ Owner

\_\_\_ Purchaser

\_\_\_ Lessee

\_\_\_ Other

Nathan R Weis  
Owner Signature Required

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2008 Taxed

By: [Signature]  
Kittitas County Treasurer's Office

Date: 12/23/08

Community Development Services Review

- ( ) This segregation meets the requirements for observance of intervening ownership.
- ( ) This exemption meets the requirements for a Boundary Line Adjustment pursuant to Kittitas County Code Chapter 16.04.020 (2)
- (X) This exemption meets the requirements for an Administrative Segregation pursuant to Kittitas County Code Chapter 16.04.020 (5)  
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: \_\_\_\_\_

Review Date: 12/22/2008

By: [Signature]

\*\*Survey Approved: 12/23/2008

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 6/1/08

This page must be completed for mortgage purpose only segregations, improvement sites, forest land and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

THIS AREA FOR USE BY APPLICANT  
(Use additional sheets as needed)

SEE ATTACHED SURVEY

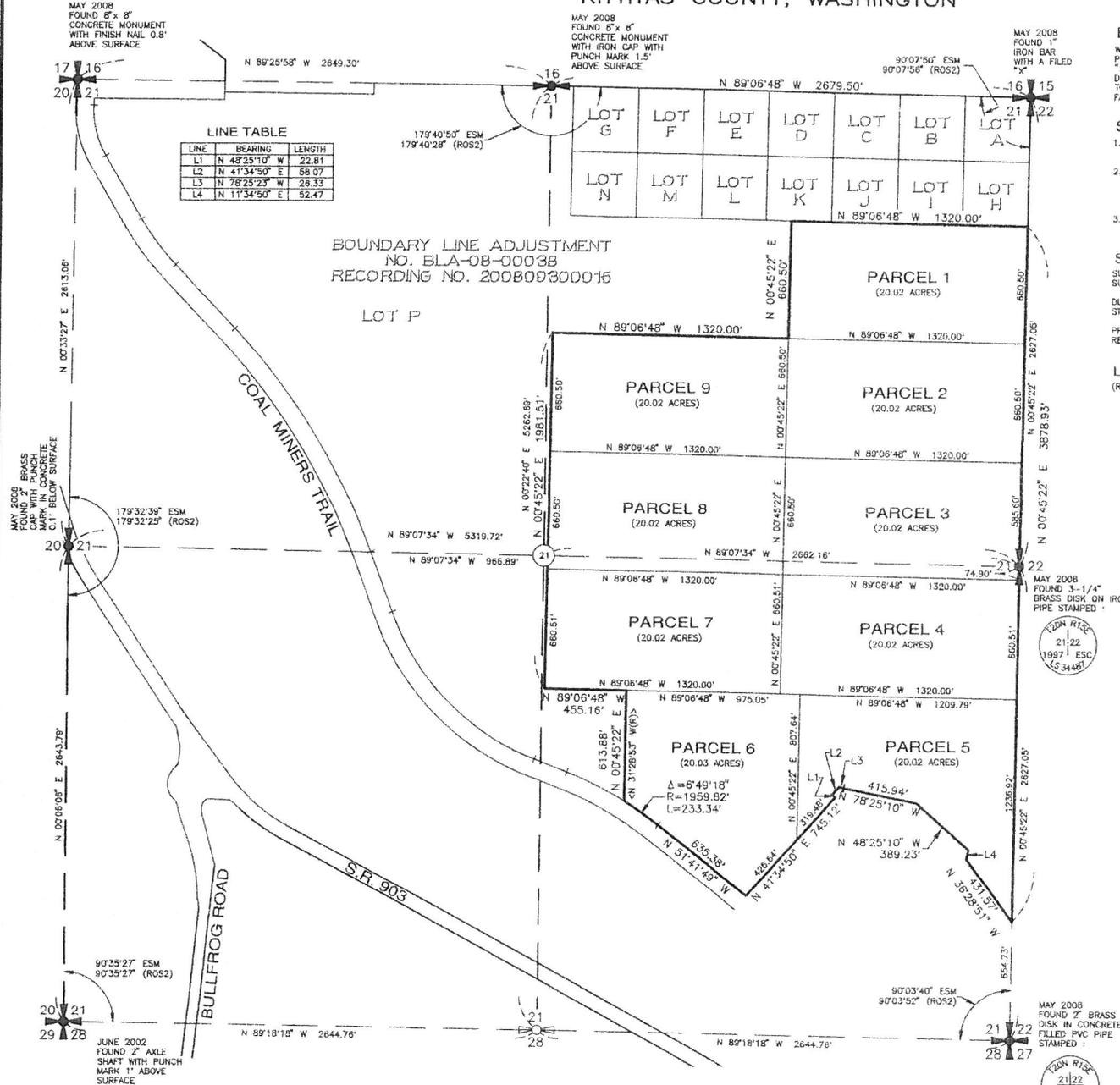
Directions:

1. Identify the boundary of the segregation:
  - a. The boundary lines and dimensions
  - b. Sub-Parcel identification (i.e. Parcel A, B, C or Lot 1, 2, 3, etc.)
2. Show all existing buildings and indicate their distances from the original exterior property lines. Attach a copy of recorded survey.
3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.

Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.

# RECORD OF SURVEY FOR ADMINISTRATIVE SEGREGATION

A PORTION OF THE EAST HALF OF SECTION 21, TWP. 20 N., RGE. 15 E., W.M.  
KITITAS COUNTY, WASHINGTON



LINE TABLE

LINE	BEARING	LENGTH
L1	N 48°25'10" W	22.81
L2	N 41°34'50" E	58.07
L3	N 78°25'23" W	26.33
L4	N 11°34'50" E	52.47

**BASIS OF BEARINGS**  
WASHINGTON STATE PLANE COORDINATE, SOUTH ZONE, NAD 83/91. PROJECT IS REFERENCED VIA CP3 TO NGS CONTROL POINTS "EAST01" (PID 5X0662) AND "L1338" (PID 5X0459). THE DISTANCES SHOWN HEREIN ARE GROUND DISTANCES. TO CONVERT TO GRID DISTANCES, MULTIPLY BY A COMBINED AVERAGE SCALE FACTOR OF 0.999870387.

**SURVEY NOTES**

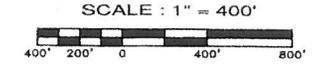
1. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
2. THE PURPOSE OF THIS SURVEY IS TO SEGREGATE LOT O INTO NINE PARCELS WHICH ARE OVER 20 ACRES IN ACCORDANCE WITH KITITAS COUNTY CODE CHAPTER 16.0.020.
3. IT WAS NOT WITHIN THE COPE OF THIS PROJECT TO STAKE THE PARCEL CORNERS.

**SURVEY INSTRUMENTATION**  
SURVEY PERFORMED IN CONJUNCTION WITH THIS RECORD OF SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:  
DUAL FREQUENCY SURVEY GRADE GPS UNITS UTILIZING RAPID STATIC AND POST PROCESSING TECHNIQUES.  
PROCEDURE USED: GPS ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

**LEGEND**

(ROS2) = RECORD OF SURVEY RECORDED UNDER KITITAS COUNTY RECORDING NO. 199905190001

R = RADIUS  
Δ = DELTA  
L = ARC LENGTH  
(R) = RADIAL BEARING  
<> = RADIAL BEARING AT LOT CORNER



## 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 NO. 6 CANYON, LLC. IN OCTOBER, 2008

MICHAEL R. BOWEN  
L.S. NO. 29294



## RECORDING CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008 AT \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ OF SURVEYS ON PAGE \_\_\_\_\_ AT THE REQUEST OF ESM, LLC.

KITITAS COUNTY AUDITOR \_\_\_\_\_

RECORDING NO. \_\_\_\_\_

**ESM CONSULTING ENGINEERS, LLC**  
2211 W. Dolarway Rd., Suite 1  
Ellensburg, WA 98926

www.esmcivil.com

ESSELING (509) 963-2808  
FEDERAL (253) 436-6113  
ROTHILL (425) 416-6144

Civil Engineering | Land Surveying | Land Planning  
Public Works | Project Management | Landscape Architecture

JOB NO. 1475-002-008 DATE: 11-06-08  
DRAWN: B.R.S. SHEET 1 OF 2

# RECORD OF SURVEY FOR ADMINISTRATIVE SEGREGATION

A PORTION OF THE EAST HALF OF SECTION 21, TWP. 20 N., RGE. 15 E., W.M.  
KITITAS COUNTY, WASHINGTON

## EXISTING LEGAL DESCRIPTION

LOT 0 OF THAT CERTAIN RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT AS RECORDED SEPTEMBER 30, 2008, IN BOOK 35 OF SURVEYS, PAGES 181-185 UNDER AUDITOR'S FILE NO. 200809300015, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

## NEW PARCEL LEGAL DESCRIPTIONS

### PARCEL 1

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN KITITAS COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF SAID SECTION 21, N 00°45'22" E, 1246.10 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, N 00°45'22" E, 660.50 FEET;

THENCE N 89°06'48" W, 1320.00 FEET;

THENCE S 00°45'22" W, 660.50 FEET;

THENCE S 89°06'48" E, 1320.00 FEET TO THE EAST LINE OF SAID SECTION 21 AND THE TRUE POINT OF BEGINNING.

### PARCEL 2

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN KITITAS COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF SAID SECTION 21, N 00°45'22" E, 585.60 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, N 00°45'22" E, 660.50 FEET;

THENCE N 89°06'48" W, 1320.00 FEET;

THENCE S 00°45'22" W, 660.50 FEET;

THENCE S 89°06'48" E, 1320.00 FEET TO THE EAST LINE OF SAID SECTION 21 AND THE TRUE POINT OF BEGINNING.

### PARCEL 3

THAT PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN KITITAS COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF SAID SECTION 21, N 00°45'22" E, 585.60 FEET;

THENCE N 89°06'48" W, 1320.00 FEET;

THENCE S 00°45'22" W, 660.50 FEET;

THENCE S 89°06'48" E, 1320.00 FEET TO THE EAST LINE OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF SAID SECTION 21, N 00°45'22" E, 74.90 FEET TO THE POINT OF BEGINNING.

### PARCEL 4

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN KITITAS COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF SAID SECTION 21, S 00°45'22" W, 74.90 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 89°06'48" W, 1320.00 FEET;

THENCE S 00°45'22" W, 660.51 FEET;

THENCE S 89°06'48" E, 1320.00 FEET TO THE EAST LINE OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF SAID SECTION 21, N 00°45'22" E, 660.51 FEET TO THE POINT OF BEGINNING.

## NEW PARCEL LEGAL DESCRIPTIONS

### PARCEL 5

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN KITITAS COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF SAID SECTION 21, S 00°45'22" W, 735.41 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 89°06'48" W, 1209.79 FEET;

THENCE S 00°45'22" W, 807.64 FEET;

THENCE N 41°34'50" E, 319.48 FEET;

THENCE N 48°25'10" W, 22.81 FEET;

THENCE N 41°34'50" E, 58.07 FEET;

THENCE S 78°25'23" E, 26.33 FEET;

THENCE S 78°25'10" E, 415.94 FEET;

THENCE S 48°25'10" E, 389.23 FEET;

THENCE S 11°34'50" W, 52.47 FEET;

THENCE S 38°28'51" E, 431.57 FEET TO THE EAST LINE OF SAID SECTION 21;

THENCE ALONG SAID EAST LINE, N 00°45'22" E, 1236.92 FEET TO THE TRUE POINT OF BEGINNING;

### PARCEL 6

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN KITITAS COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF SAID SECTION 21, S 00°45'22" W, 735.41 FEET;

THENCE N 89°06'48" W, 1209.80 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N 89°06'48" W, 975.05 FEET;

THENCE S 00°45'22" W, 613.88 FEET TO THE NORTHEASTERLY MARGIN OF BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY AS DEPICTED ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200809300015;

THENCE ALONG SAID NORTHEASTERLY MARGIN, S 51°41'49" W, 635.38 FEET;

THENCE N 41°34'50" E, 425.64 FEET;

THENCE N 00°45'22" E, 807.64 FEET TO THE TRUE POINT OF BEGINNING;

### PARCEL 7

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN KITITAS COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF SAID SECTION 21, S 00°45'22" W, 735.41 FEET;

THENCE N 89°06'48" W, 1320.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 00°45'22" E, 660.51 FEET;

THENCE N 89°06'48" W, 1320.00 FEET;

THENCE S 00°45'22" W, 660.51 FEET;

THENCE S 89°06'48" E, 1320.00 FEET TO THE TRUE POINT OF BEGINNING.

## NEW PARCEL LEGAL DESCRIPTIONS

### PARCEL 8

THAT PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN KITITAS COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF SAID SECTION 21, S 00°45'22" W, 74.90 FEET;

THENCE N 89°06'48" W, 1320.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 00°45'22" E, 660.50 FEET;

THENCE N 89°06'48" W, 1320.00 FEET;

THENCE S 00°45'22" W, 660.50 FEET;

THENCE S 89°06'48" E, 1320.00 FEET TO THE TRUE POINT OF BEGINNING.

### PARCEL 9

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN KITITAS COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF SAID SECTION 21, N 00°45'22" E, 585.60 FEET;

THENCE N 89°06'48" W, 1320.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 00°45'22" E, 660.50 FEET;

THENCE N 89°06'48" W, 1320.00 FEET;

THENCE S 00°45'22" W, 660.50 FEET;

THENCE S 89°06'48" E, 1320.00 FEET TO THE TRUE POINT OF BEGINNING.

## 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 NO. 6 CANYON LLC IN NOVEMBER, 2008.

MICHAEL R. BOWEN  
L.S. NO. 29294



## RECORDING CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2008 AT \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ OF SURVEYS ON  
PAGE \_\_\_\_\_ AT THE REQUEST OF ESM, LLC.

KITITAS COUNTY AUDITOR

RECORDING NO. \_\_\_\_\_

**ESM CONSULTING ENGINEERS LLC**  
2211 W. Dolarway Rd., Suite 101  
Ellensburg, WA 98926

www.esmcivil.com

ELLensburg (509) 882-2868  
FEDERAL WAY (253) 838-6113  
BOYDell (425) 415-8144

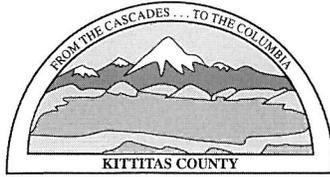
Civil Engineering | Land Surveying | Land Planning  
Public Works | Project Management | Landscape Architecture

JOB NO. 1475-002-008

DATE: 11-06-08

DRAWN: B.R.S.

SHEET 1 OF 2



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *W*  
DATE: December 22, 2008  
SUBJECT: #6 Canyon SG-08-00036.

The Public Works Department has reviewed the Administrative Segregation and finds that it meets current Kittitas County Road Standards.

**Our department recommends final approval with the following conditions:**

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: Access shall be constructed as a Low-Density Private Road. 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 county road.
  - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.

3. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
5. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
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 Marshal regarding any additional access requirements for Emergency Response.
9. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.



**Washington State  
Department of Transportation**

**Paula J. Hammond**  
Secretary of Transportation

**South Central Region**  
2809 Rudkin Road, Union Gap  
P.O. Box 12560  
Yakima, WA 98909-2560

(509) 577-1600  
TTY: 1-800-833-6388  
[www.wsdot.wa.gov](http://www.wsdot.wa.gov)

December 16, 2008

Community Development Services  
Kittitas County  
411 N. Ruby, Suite 2  
Ellensburg, Washington 98926-6300

Attention: Kari Braniff, Staff Planner

Subject: #6 Canyon LLC – 9 Lot Segregation (SG-08-00036)  
SR 903, MP 3.61 Right

**RECEIVED**  
DEC 16 2008  
Kittitas County  
CDS

We have reviewed the proposed development and have the following comment:

This Segregation is not adjacent to SR 903, however this development will need to access SR 903. The WSDOT encourages the access to SR 903 be at the Shaft-Alliance intersection. This intersection has recently been re-aligned and channelized. It is best suited to allow the increase in traffic flow that this and future developments will produce. Additionally, the WSDOT encourages additional road improvements for this development to gain access to the intersection of SR 903 and Road No. 245. This will allow for a circuitous traffic flow, and be far enough away from the roundabout at Bullfrog road not to cause a functional problem.

Thank you for the opportunity to review and comment on this proposal. If you have any questions concerning our comments, please contact Dan Eberle at (509) 577-1637.

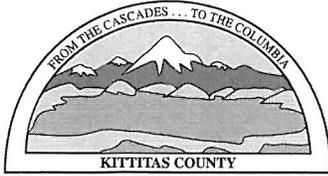
Sincerely,

Bil Preston, P.E.  
Regional Materials and Planning Engineer

BP: rh/de

cc: File #5, SR 903  
Terry Kukes, South Central Area 1 Maintenance Superintendent  
Jan Olivier, Kittitas County Public Works

p:\planning\devrev\sr903\kittco\_#6 Canyon LLC\_9 lot Seg.doc



## KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

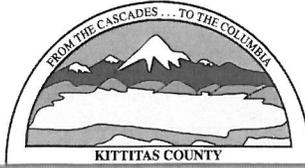
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### MEMORANDUM

TO: Kari Braniff, CDS  
FROM: Christina Wollman, Planner II *CW*  
DATE: November 24, 2008  
SUBJECT: #6 Canyon LLC SG-08-36. 20-15-21000-0016, 20-15-21040-0001.

In order to review the segregation application, 60' access easements need to be shown on the survey. A cul-de-sac with a radius of 55' needs to be shown at the end of all roads.

I left a voice mail message with the applicant on 11/2/408.



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

November 20, 2008

City of Roslyn  
PO Box 451  
Roslyn, WA 98941

RE: #6 Canyon LLC Segregation (SG-08-00036)

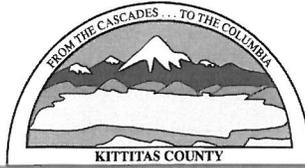
Dear Sir,

Please find enclosed the site plan and Segregation application for #6 Canyon, LLC, landowners, located off of State Route 903 in Kittitas County. Assessor's map number 20-15-21000-0016, 20-15-21040-0001.

Please direct all comments to my attention. I can be reached directly at 509-962-7046 or by email at [kari.braniff@co.kittitas.wa.us](mailto:kari.braniff@co.kittitas.wa.us).

Thanks for your time,

Kari Braniff  
Staff Planner



## 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

"Building Partnerships – Building Communities"

November 20, 2008

Washington State Department of Transportation  
Attn: Rick Holmstrom  
PO Box 12560  
Yakima, WA 98909

RE: #6 Canyon LLC Segregation (SG-08-00036)

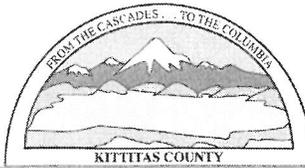
Dear Mr. Holmstrom,

Please find enclosed the site plan and Segregation application for #6 Canyon, LLC, landowners, located off of State Route 903 in Kittitas County. Assessor's map number 20-15-21000-0016, 20-15-21040-0001.

Please direct all comments to my attention. I can be reached directly at 509-962-7046 or by email at kari.braniff@co.kittitas.wa.us.

Thanks for your time,

Kari Braniff  
Staff Planner



## 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

"Building Partnerships – Building Communities"

November 20, 2008

City of Cle Elum  
119 W. 1<sup>st</sup>  
Cle Elum, WA 98922

RE: #6 Canyon LLC Segregation (SG-08-00036)

Dear Sir,

Please find enclosed the site plan and Segregation application for #6 Canyon, LLC, landowners, located off of State Route 903 in Kittitas County. Assessor's map number 20-15-21000-0016, 20-15-21040-0001.

Please direct all comments to my attention. I can be reached directly at 509-962-7046 or by email at [kari.braniff@co.kittitas.wa.us](mailto:kari.braniff@co.kittitas.wa.us).

Thanks for your time,

Kari Braniff  
Staff Planner

Preliminary Submittal Requirements:

Review Date:

Tax Parcel: 20-15-20-0014, 20-15-21040-0001

File Number: SC-08-00036

Date Received:

Date Project Completed

Planner: KARI BRANIFF

WSPOT - SR-903

? NOTIFY: CITY OF CLEELUM + ROSLYN?

16.08.05 Sewer than 10 lots  
9 LOTS!

- 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 (bluelines)
- 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 # 7
- Located within Irrigation District: \_\_\_\_\_
- School District: CLE-ELWYRUS NONE
- UGA
- UGN
- Rezone UNDER REVIEW: CENTRAL CASCADE LAND COMPANY 2-07-02 (Scott)
- Adjacent Subdivisions
- Letter sent to Irrigation District Date: \_\_\_\_\_

Critical Areas Check

Date: \_\_\_\_\_ Planner Signature: \_\_\_\_\_

Zoning: R-3 For #20-15-21000-0016, FR For 20-15-21040-0001

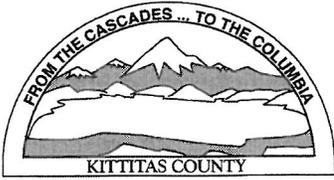
Lot Size: 22.96 + 97.19 to 8 of 20.02 1 of 20.03

Required Setbacks: F S R

- Y N Does SEPA Apply to proposed use? (More than 8 lots or if required by a rezone) Upper County?
- 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: \_\_\_\_\_
- Geologic Hazard Areas:
  - Seismic
  - Landslide
  - Erosion
  - Mine
  - Steep Slope some 2510-5010
  - 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



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

**RECEIPT NO.: 00003590**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 020041

**Date:** 11/6/2008

**Applicant:** #6 CANYON LLC

**Type:** check # 3840

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-08-00036	ADMINISTRATIVE SEGREGATION	575.00
	Total:	575.00

# PR TEAM PROJECT REVIEW NOTES

Project Name: #6 Canyon

Planner: KARI

Date: \_\_\_\_\_

PLANNING
TRUDIE - Blacheck

PUBLIC WORKS
Forgot to show access

ENVIRONMENTAL HEALTH
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FIRE
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**PRELIMINARY REVIEW NOTES ONLY.  
THESE NOTES CANNOT SUPERSEDE OR REPLACE CONDITIONS  
OF APPROVAL.**