



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

LONG PLAT APPLICATION

(To divide lot into 5 or more lots, per KCC Title 16)

A preapplication conference is REQUIRED if proposing more than nine (9) lots per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Two large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) *completed*
- Please pick up a copy of the SEPA Checklist if required
- Project Narrative responding to Questions 9-11 on the following pages.

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

*****Final plat application and associated fees will be required at time of request for final plat processing. Please see the final plat application for current fees.**

APPLICATION FEES:

\$3,190.00	Kittitas County Community Development Services (KCCDS) *Preliminary Plat Fee
\$1,215.00*	Kittitas County Public Works
\$524.00	Kittitas County Fire Marshal
\$530.00	Kittitas County Public Health
\$5,459.00	Total fees due for this application when SEPA is not required (One check made payable to KCCDS)
	*5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.
\$7,269.00	Fees due for this application when SEPA is required (SEPA fee: \$1,810.00)

LP-25-00004

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 7/14/25	RECEIPT #: CDS-01458	
Kittitas County CDS			

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

FORM LAST REVISED: 03-31-2023

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Tyler Glahn Croytyl Enterprises
Mailing Address: PO BOX 454
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 360 220 6518
Email Address: tylerglahn@gmail.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: NKA Pfenning RD
City/State/ZIP: Ellensburg WA 98926

5. Legal description of property (attach additional sheets as necessary):

6. Tax parcel number: 12391 12392 12393

7. Property size: 2.51 4.98 5.00 (acres)

8. Land Use Information:

Zoning: Urban Residential Comp Plan Land Use Designation: Urban

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
10. **Are Forest Service roads/easements involved with accessing your development?** Yes No (Circle) No
If yes, explain: _____
11. **What County maintained road(s) will the development be accessing from?** Planning Rd.

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X 

Date:

7/14/25

Signature of Land Owner of Record
(Required for application submittal):

X _____

Date:

RECEIVED
MAY 07 2025

Pfenning Plat narrative:

Kittitas County CDS

Tyler Glahn president of Crytyl Enterprises Inc. wishes to create 39 home sites on approximately 12.49 acres located on Pfenning Rd in Kittitas County. The project is intended to serve the single-family growth needs of our community based on information in the comprehensive plan. All water, power, sewer, and gas will be extensions of the City of Ellensburg public utilities according to the inter-local agreement with Kittitas County. Plat design and specifications including density standards will be in accordance with the City of Ellensburg development standards.

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JUL 14 2025

Kittitas County CDS



KITTITAS COUNTY WASHINGTON



TAXSIFTER

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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

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JUL 14 2025

Kittitas County CDS

Parcel

Parcel#: 12391 Owner Name: ASPEN FIELD LLC
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: N PFENNING RD ELLENSBURG Address2: PO BOX 785
 Map Number: 18-19-31060-0002 City, State: ELLENSBURG WA
 Status: Zip: 98926-1921
 Description: ACRES 2.51, PFENNING ROAD SHORT PLAT 96-31; LOT B SEC. 31; TWP. 18; RGE. 19
 Comment: RM-8/6/97-NEW SHORT PLAT CREATED FROM 18-19-3130-0035 CD. 10537

2026 Market Value		2026 Taxable Value		2026 Assessment Data	
Land:	\$185,200	Land:	\$185,200	District:	22 - COR SD401 F2 H1 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$185,200	Total	\$185,200	Total Acres:	2.51000

Ownership

Owner's Name	Ownership %	Owner Type
ASPEN FIELD LLC	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/27/10	2010-1039	7	2010-1039	PFEFFER, JAMES R ETUX	ASPEN FIELD LLC	\$0
04/13/04	2004-737	3	2004-737	PADILLA, NINO ETUX	PFEFFER, JAMES R ETUX	\$105,000
12/01/97	4893	1	4893	DRIVER, LOUIS F	PADILLA, NANCY	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2026	ASPEN FIELD LLC	\$185,200	\$0	\$0	\$185,200	\$0	\$185,200
2025	ASPEN FIELD LLC	\$180,200	\$0	\$0	\$180,200	\$0	\$180,200
2024	ASPEN FIELD LLC	\$160,200	\$0	\$0	\$160,200	\$0	\$160,200
2023	ASPEN FIELD LLC	\$160,200	\$0	\$0	\$160,200	\$0	\$160,200
2022	ASPEN FIELD LLC	\$130,200	\$0	\$0	\$130,200	\$0	\$130,200

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Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel #: 12392 Owner Name: ASPEN FIELD LLC
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: N PFENNING RD ELLENSBURG Address2: PO BOX 785
 Map Number: 18-19-31060-0003 City, State: ELLENSBURG WA
 Status: Zip: 98926-1921
 Description: ACRES 4.98, PFENNING ROAD SHORT PLAT 96-31; LOT C SEC. 31; TWP. 18; RGE. 19
 Comment: RM-8/6/97-NEW SHORT PLAT CREATED FROM 18-19-3130-0035 CD. 10537

2026 Market Value		2026 Taxable Value		2026 Assessment Data	
Land:	\$214,800	Land:	\$214,800	District:	22 - COR SD401 F2 H1 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$214,800	Total	\$214,800	Total Acres:	4.98000

Ownership

Owner's Name	Ownership %	Owner Type
ASPEN FIELD LLC	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/27/10	2010-1039	7	2010-1039	PFEFFER, JAMES R ETUX	ASPEN FIELD LLC	\$0
04/13/04	2004-737	3	2004-737	PADILLA, NINO ETUX	PFEFFER, JAMES R ETUX	\$105,000
12/01/97	4894	2	4894	DRIVER, LOUIS F	PADILLA, NINO ETUX	\$50,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2026	ASPEN FIELD LLC	\$214,800	\$0	\$0	\$214,800	\$0	\$214,800
2025	ASPEN FIELD LLC	\$209,800	\$0	\$0	\$209,800	\$0	\$209,800
2024	ASPEN FIELD LLC	\$189,800	\$0	\$0	\$189,800	\$0	\$189,800
2023	ASPEN FIELD LLC	\$189,800	\$0	\$0	\$189,800	\$0	\$189,800
2022	ASPEN FIELD LLC	\$159,800	\$0	\$0	\$159,800	\$0	\$159,800

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Parcel Comments

Date	Comment
12/06/05	RM-8/6/97-NEW SHORT PLAT CREATED FROM 18-19-3130-0035 CD. 10537

Property Images

Click on an image to enlarge it.



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Data current as of: 7/11/2025 2:15 PM

TX_RollYear_Search: 2025

Parcel Comments

Date	Comment
12/06/05	1-LAND-TR-WILL REQUIRE ALTERNATIVE SEPTIC SYSTEM SUCH AS A MOUND SYSTEM PER ENVIRONMENTAL HEALTH DEPT
12/06/05	RM-8/6/97-NEW SHORT PLAT CREATED FROM 18-19-3130-0035 CD. 10537

Property Images

Click on an image to enlarge it.



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TX_RollYear_Search: 2025



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Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 12393 Owner Name: ASPEN FIELD LLC
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: N PFENNING RD ELLENSBURG Address2: PO BOX 785
 Map Number: 18-19-31060-0004 City, State: ELLENSBURG WA
 Status: Zip: 98926-1921
 Description: ACRES 4.98, PFENNING ROAD SHORT PLAT 96-31; LOT D SEC. 31; TWP. 18; RGE. 19
 Comment: RM-8/6/97-NEW SHORT PLAT CREATED FROM 18-19-3130-0035 CD. 10537

2026 Market Value		2026 Taxable Value		2026 Assessment Data	
Land:	\$214,800	Land:	\$214,800	District:	22 - COR SD401 F2 H1 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$214,800	Total	\$214,800	Total Acres:	4.98000

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Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2026	ASPEN FIELD LLC	\$214,800	\$0	\$0	\$214,800	\$0	\$214,800
2025	ASPEN FIELD LLC	\$209,800	\$0	\$0	\$209,800	\$0	\$209,800
2024	ASPEN FIELD LLC	\$189,800	\$0	\$0	\$189,800	\$0	\$189,800
2023	ASPEN FIELD LLC	\$189,800	\$0	\$0	\$189,800	\$0	\$189,800
2022	ASPEN FIELD LLC	\$159,800	\$0	\$0	\$159,800	\$0	\$159,800

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Parcel Comments

Date	Comment
12/06/05	RM-8/6/97-NEW SHORT PLAT CREATED FROM 18-19-3130-0035 CD. 10537

Property Images

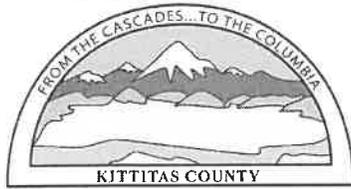
Click on an image to enlarge it.



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**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD25-01458

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: CRYTYL ENTERPRISES INC
PO BOX 454
ELLENSBURG WA 98926

Cashier: TURNER ENGLEHART **Date:** 07/14/2025
Payment Type: CHECK (9665)

LP-25-00004 Long Plat to preliminary approval N PFENNING RD

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Long Plat (Fire)	\$524.00	\$524.00	\$0.00
Preliminary Plat (Health)	\$530.00	\$530.00	\$0.00
Preliminary Plat (Public Works) - One (1) Civil Review	\$1,215.00	\$1,215.00	\$0.00
Preliminary Plat	\$3,190.00	\$3,190.00	\$0.00
LP-25-00004 TOTALS:	\$5,459.00	\$5,459.00	\$0.00
TOTAL PAID:		\$5,459.00	