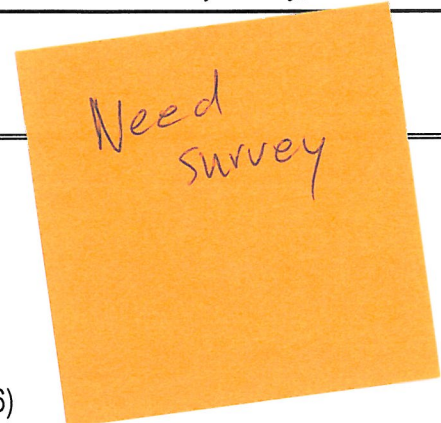


# Kittitas County Community Development Services

Darryl Piercy, Director

## memorandum



TO: Cruse and Associates Authorized Agent  
FROM: Joanna Valencia, Staff Planner  
DATE: March 3, 2006  
SUBJECT: Swauk Valley Ranch Parcel Segregation (File # SEG-06-06)

DESCRIPTION: Segregation of a 707.12 acre parcel into 5 parcels (80, 40, 40, 302.02 and 245.10 acre each)

PARCEL  
NUMBER(s): 19-17-07000-0002

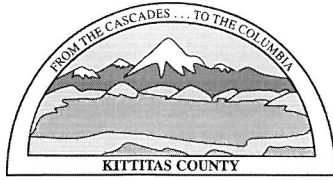
Kittitas County Community Development Services has reviewed the proposed administrative segregation application and hereby grants:

### 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.) Full year's taxes needs to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's office.
- 3.) Please see Kittitas County Public Works comment letter attached for additional information.

Attachments: Segregation Application  
Preliminary Segregation Drawing  
KC Public Works Comments



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

Scott W. Bradshaw, P.E., Director

**MEMORANDUM**

RECEIVED

JAN 24 2006

KITTITAS COUNTY  
CDS

TO: Community Development Services  
FROM: Randy Carbary, Planner II *RC*  
DATE: Jan 24, 2006  
SUBJECT: Swauk Valley Ranch Parcel Segregation 19-17-07000-0002

Our department has reviewed the Request for Parcel Segregation Application and in order to ensure that it meets current Kittitas County Road Standards. The applicant needs to provide the following:

1. Prior to Final Approval the proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.

The applicant needs to be aware of the following:

- 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.

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RECEIVED FEB 16 2005

JAN 28 2006 KITTITAS COUNTY CDS

FEES: \$300 Exempt Segregation per page  
\$100 Major Boundary Line Adjustment per page  
\$50 Minor Boundary Line Adjustment per page  
\$80 Combination

KITTITAS COUNTY  
ELLENSBURG, WA 98926

Assessor's Office  
County Courthouse Rm.101

Planning Department  
County Courthouse Rm. 182

KITTITAS COUNTY  
DEPT. OF PUBLIC UTILITIES  
Treasurer's Office  
County Courthouse Rm. 102

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.

SWAUK VALLEY RANCH  
Applicant's Name

C/O CHUCK CRUSE  
Address

City

State, Zip Code

Phone (Home)

9162-8242

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

Action Requested

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

1917-07000-0002 707.12

SEGREGATED INTO 5 LOTS

80,40,40,302.02,

"SEGREGATED" FOR MORTGAGE PURPOSES ONLY

245.10

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

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.

This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. 020)

( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's) Dead 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: 11/22/05 (BLA)

Current Zoning District: Forest + Range

Review Date: 3/13/06

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.

BLA/SEGI-00-03

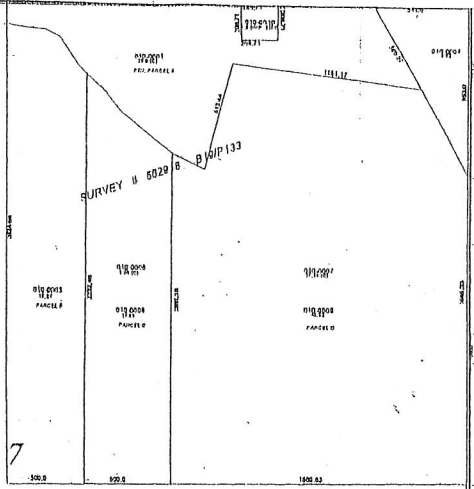
EXISTING

(BLA APPROVED 11-22-05  
SEE ATTACHED)

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KITTITAS COUNTY  
CDS



000-0002  
~~462.02 AC~~  
707.12



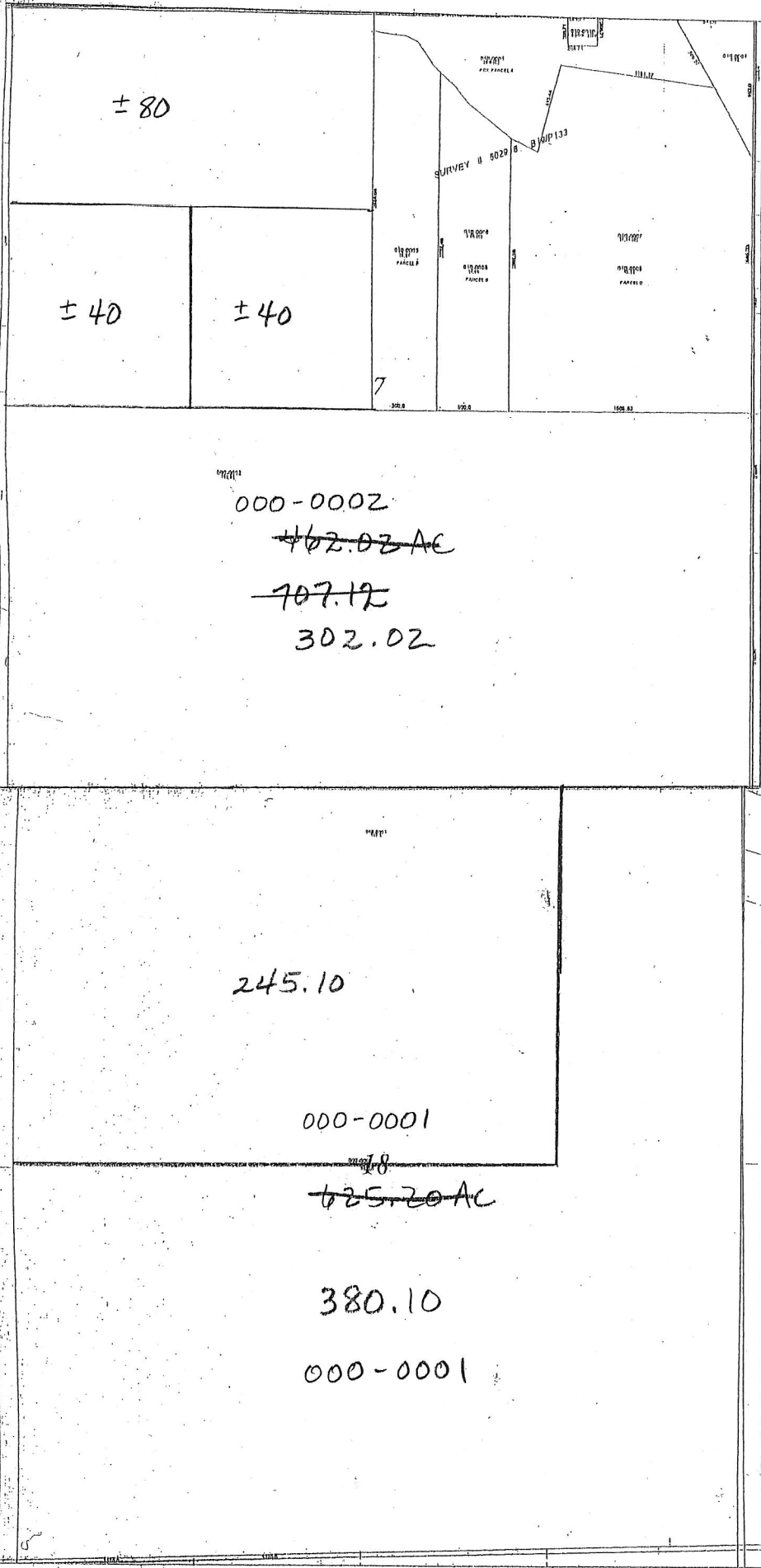
~~625.20 AC~~  
380.10  
000-0001

PROPOSED

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DEC 16 2005

KITTITAS COUNTY  
CDS



RECEIVED

NOV 22 2005

Assessor's Office  
County Courthouse Rm. 101

KITTITAS COUNTY  
ELLENSBURG, WA 98928  
Planning Department  
County Courthouse Rm. 102

KITTITAS COUNTY  
CDS  
County Courthouse Rm. 102

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS  
Fees: \$300 Exempt Segregation per page, \$100 major boundary line adjustment per page, \$50 minor boundary line adjustment per page, \$50 Combination  
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.

Swauk Valley Ranch, LLC  
Applicant's Name  
Ellensburg  
City  
Phone (Home)

Care of: Cruse Associates P.O. Box 959 (mailing address)  
Address 217 E. Fourth (physical address)  
WA, 98926  
State, Zip Code  
509-962-8242  
Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg. ____)
1917070000002 462.02 Ac.	<input type="checkbox"/> SEGREGATED INTO ____ LOTS	707.12 Ac.
1917180000001 625.20 Ac.	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	380.10 Ac.
	<input type="checkbox"/> SEGREGATED FOREST IMPROVEMENT SITE	
	<input type="checkbox"/> ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL	
	<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS	
	<input checked="" type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	
	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	

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NOV 20 2005

IRIS ROMINGER  
KITTITAS COUNTY ASSESSOR

Applicant is:  Owner  Purchaser  Lessee  Other  
*[Signature]*  
Owner Signature Required

Tax Status: Taxes paid current  
Treasurer's Office Review  
By: *[Signature]*  
Kittitas County Treasurer's Office  
Date: 11-28-05

- ( ) 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  **NEW LEGALS ONLY**
- ( ) 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 #: N/A  
Last Split Date: N/A  
Review Date: 11-22-05  
Survey Approved: 11-22-05  
Parcel Creation Date: N/A  
Current Zoning District: F+R  
By: *[Signature]*  
By: *[Signature]*

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.

Revised 6/22/05

RECEIVED

NOV 16 2005

KITTITAS COUNTY  
CDS

# 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.

**RECEIVED**

DEC 16 2005

KITTITAS COUNTY  
CDS



CRB 111-3

**KITTITAS COUNTY CDS**  
411 N. Ruby Suite #2  
ELLENSBURG, WA 98926

**CASH RECEIPT**

044961

Date

12-16-05

Received From

Swauk Valley Ranch LLC

Address

PO Box 24567, Seattle WA 98124

Dollars \$

300<sup>00</sup>

For

preempt segregation app for owner  
Swauk Valley Ranch  
LLC

AMT. OF ACCOUNT	ACCOUNT		HOW PAID	
			CASH	
AMT. PAID	300	<sup>00</sup>	CHECK	300 <sup>00</sup>
BALANCE DUE			MONEY ORDER <input type="checkbox"/>	
			CREDIT CARD <input type="checkbox"/>	

By

Jarred Plesky