

## 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

March 15, 2007

William Stoval  
2911 Taneum Rd. E  
Thorp, WA 98946

RE: STOVAL, File Number SEG 07-21

Dear Mr. Stoval,

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. A survey of the proposed segregation.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

Sincerely,

Mike Elkins  
Staff Planner

Attachments: Segregation Application  
Preliminary Segregation Drawing  
KC Public Works Comments

Cc: Kittitas Reclamation District  
Chuck Cruse / Cruse & Associates

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

## Mike Elkins

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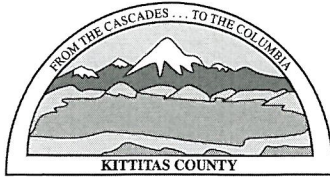
**From:** Keli Bender [krd.keli@elltel.net]  
**Sent:** Tuesday, March 20, 2007 9:09 AM  
**To:** Mike Elkins  
**Subject:** Stoval SEG 07-21

Mike;

This is in regards to the Stoval segregation application. This property is outside of the KRD District boundaries so the requirements set forth in the KRD General Guidelines for Subdivisions will not need to be met prior to approval. If you need additional information, please let me know.

Keli

Keli R. Bender  
KRD Lands Clerk/RRA  
(509) 925-6158



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Community Development Services

FROM: Randy Carbary, Planner II *RC*

DATE: February 27, 2007

SUBJECT: Stoval BLA 07-21 18-17-04020-0013

RECEIVED  
MAR 06 2007  
KITITAS COUNTY  
CDS

The Public Works Department has reviewed the Request for Parcel Segregation Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

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 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.
- 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.

Page 1 of 1

BLA-07-21

FEES: \$375 Administrative Segregation per page  
\$100 Major Boundary Line Adjustment per page  
\$50 Minor Boundary Line Adjustment per page  
\$50 Combination

KITTITAS COUNTY  
ELLENSBURG, WA 98926

RECEIVED

Assessor's Office  
County Courthouse Rm.101

Planning Department  
County Courthouse Rm. 182

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.

BILL STOVAL  
Applicant's Name

c/o Chuck Cruse  
Address

City

State, Zip Code

Phone (Home)

Phone (Work)

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

Action Requested

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

18-17-04020-0013 40

SEGREGATED INTO 2 LOTS

20, 20

"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  
FEB 23 2007  
KITTITAS COUNTY  
CDS

Applicant is:  Owner  Purchaser  Lessee  Other

William A. Stoval  
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. \_\_\_\_\_)
- ( ) 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: 3/15/07

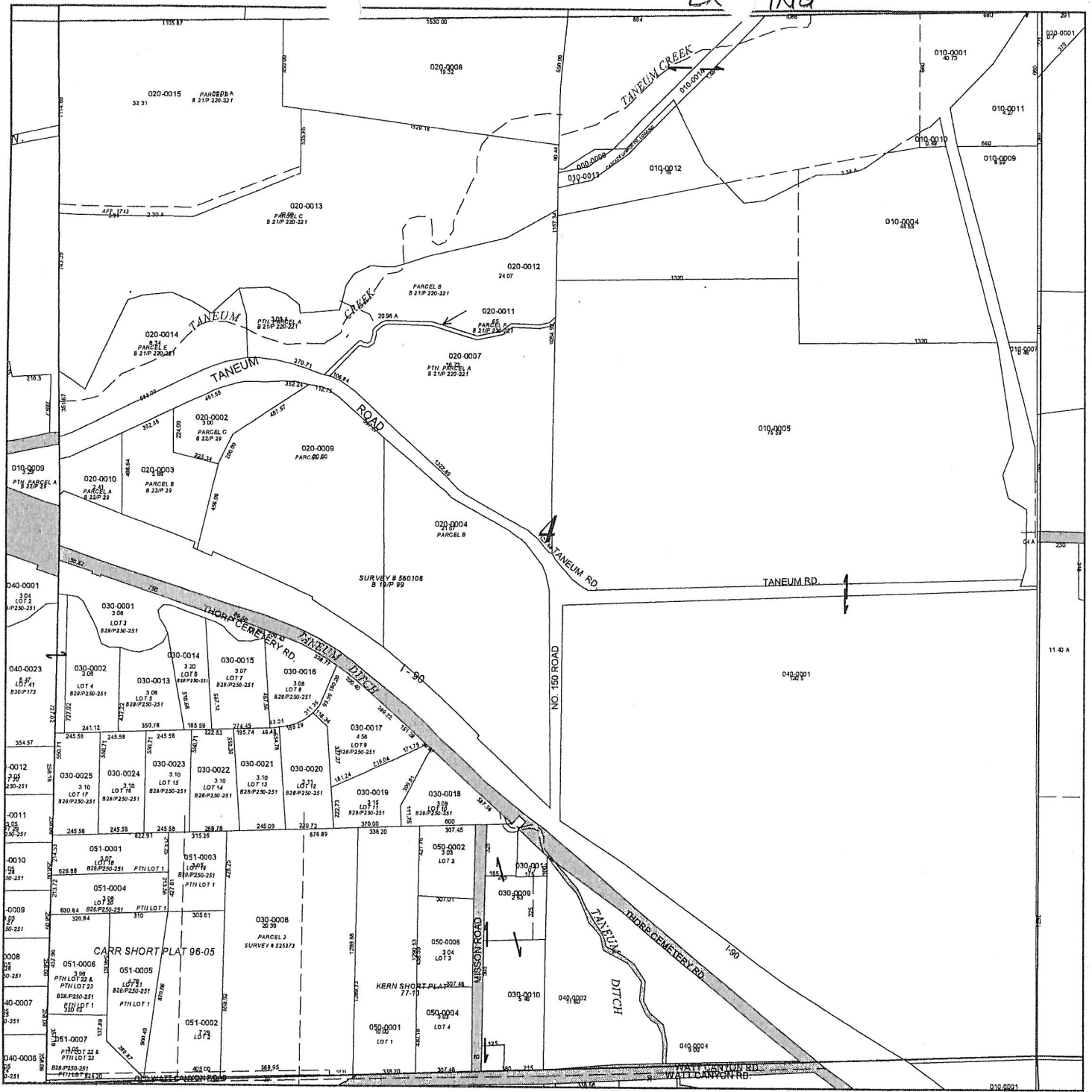
By: MIKE EUKINS

\*\*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.

EXTING



Township: 18 Range: 17 Section: 4

Copyright (C) 2002: Kittitas County  
 Kittitas County Assessor's Office  
 205 W 5th, Courthouse Room 101  
 Ellensburg, WA 98926  
 (509)962-7501  
 Data Set: 2/8/2007 6:20:07 PM



ParcelView 4.0.1

This Map is maintained only  
 as an aid in the appraisal and  
 assessment of real property.  
 The County Assessors Office  
 does not warrant its accuracy.

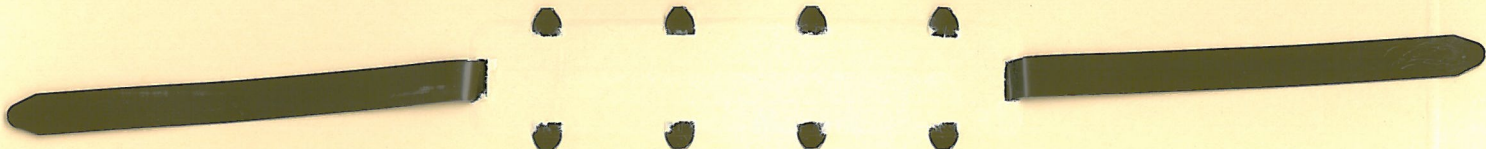




PAGE 2 OF 2  
 PATTY BLA/SEG  
 10-22-96

<u>CARD#</u>	<u>PARCEL#</u>	<u>ACRES</u>	<u>LAND VAL</u>	<u>IMP VAL</u>	<u>TOT VAL</u>
7130	18-17-0420-0007	19.81	6,890	83,400	90,290
	PTN NW1/4 (PARCEL A, B21/P220); LESS 1.8@ CO RD				
	1-OS.C13	2.00			
	1-OS.A8.C3	11.20			
	1-OS.A8.C4	6.61			
7130-3	18-17-0420-0011	.65	10	-0-	10
	PTN NW1/4 (PARCEL F, B21/P220 - BRUTON DITCH KRD)				
	1-OS.C11	.65			
7130-4	18-17-0420-0012	20.98	7,700	-0-	7,700
	PTN NW1/4 (PARCEL B, B21/P220)				
	1-OS.A8.C3	15.98			
	1-OS.A8.C4	5.00			
7130-5	18-17-0420-0013	40.00	12,470	-0-	12,470
	PTN NW1/4 (PARCEL C, B21/P220)				
	1-OS.A8.C4	35.98			
	1-OS.C11	4.02			
7130-6	18-17-0420-0014	8.34	2,880	-0-	2,880
	PTN NW1/4 (PARCEL E, B21/P220)				
	1-OS.A8.C4	8.34			
7130-7	18-17-0420-0015	32.31	210	-0-	210
	PTN NW1/4 PARCEL D, B21/P220 AND A 2.30@ STRIP PURCHASED FROM CASCADE LUMBER CO.				
	1-OS.C11	32.31			





CRB 111-3

KITTITAS COUNTY CDS  
411 N. Ruby Suite #2  
ELLENSBURG, WA 96026

**CASH RECEIPT**

Date 2.23.01

049849

Received From William Stovall

Address 2911 E Taneum Rd  
Thorp WA 98946-9521

Dollars \$ 425<sup>00</sup>

For \$ Sec App - \$ 425<sup>00</sup>

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>425<sup>00</sup></u>	CHECK	<u>425<sup>00</sup></u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

18-17-04020-0013

By hw sand