

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

June 27, 2007

Byron S. Strang
711 E 18th # D-7
Ellensburg, WA 98926

RE: Strang Segregation, File Number SEG-07-93
Parcel Number: 18-19-24040-0001

Dear Mr. Strang,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **conditional preliminary approval** is hereby granted. As a condition of approval for this segregation, no future uses of intervening ownership shall be allowed in the segregation of any of the subject parcels. This condition of preliminary approval shall apply to existing parcels as well as any parcels which may be created through future division of the subject parcels.

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 administrative segregation reflecting the new acreage and lot dimensions.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. In order to provide irrigation water to newly created lots, administrative segregations must meet KCC Subdivision Code Chapter 16.18 Irrigation requirements. A certificate/letter of approval must be received from the irrigation entity representative stating that the proposed parcel creation meets the irrigation entity requirements (KCC 16.18.030). It is the applicant's responsibility to contact the related irrigation district to fulfill any irrigation district requirements. The subject properties are shown to be located within the Kittitas Reclamation District.
4. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

Sincerely,

Mike Elkins
Staff Planner

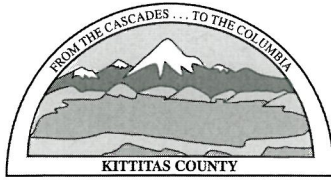
Attachments: SEG Application
Preliminary SEG Drawing
Kittitas County Public Works Comments

CC: Chuck Cruse / Cruse & Associates

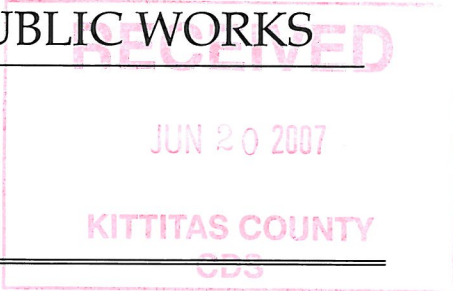
DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTTAS COUNTY
DEPARTMENT OF PUBLIC WORKS



MEMORANDUM

TO: Mike Elkins, Community Development Services
FROM: Christina Wollman, Planner II *cw*
DATE: June 18, 2007
SUBJECT: Strang SEG-07-93. 18-19-24040-0001.

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:

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: Permanent deadend streets shall have a turn-around having an outside right-of-way easement diameter of at least 110' (55' radius) at the closed end. See Kittitas County Road Standards, 9/6/05 edition.
- a. Cul-de-sac design, reference AASHTO.
 - b. Contact the Fire Marshall 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 Marshall regarding any additional access requirements for Emergency Response.
9. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

FEES: \$425 Administrative Segregation per page
\$100 Major Boundary Line Adjustment per page
\$50 Minor Boundary Line Adjustment per page
\$50 Combination

RECEIVED

KITTITAS COUNTY
ELLENSBURG, WA 98926

JUN 07 2007

Assessor's Office
County Courthouse Rm. 101

Planning Department
County Courthouse Rm. 182

Kittitas County
CDS
Treasurer's Office
County Courthouse Rm. 102

SEG-07-93

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.

Applicant's Name: Byron S. STRANG Address: C/O Chuck Cruse
 City: Ellensburg Wa 98926 State, Zip Code: 962-8242
 Phone (Home): 925-4128 Phone (Work): _____
 Original Parcel Number(s) & Acreage: 18-19-24040-0001 166.80 Action Requested: SEGREGATED INTO 8 LOTS
 (1 parcel number per line) New Acreage (Survey Vol. 6-21A, 2-20.4AC Pg _____)
 "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

Applicant is: Owner _____ Purchaser _____ Lessee _____ Other _____

Owner Signature Required: [Signature] Other: _____

Treasurer's Office Review

Tax Status: _____ By: _____
Kittitas County Treasurer's Office
Date: _____

Planning Department Review

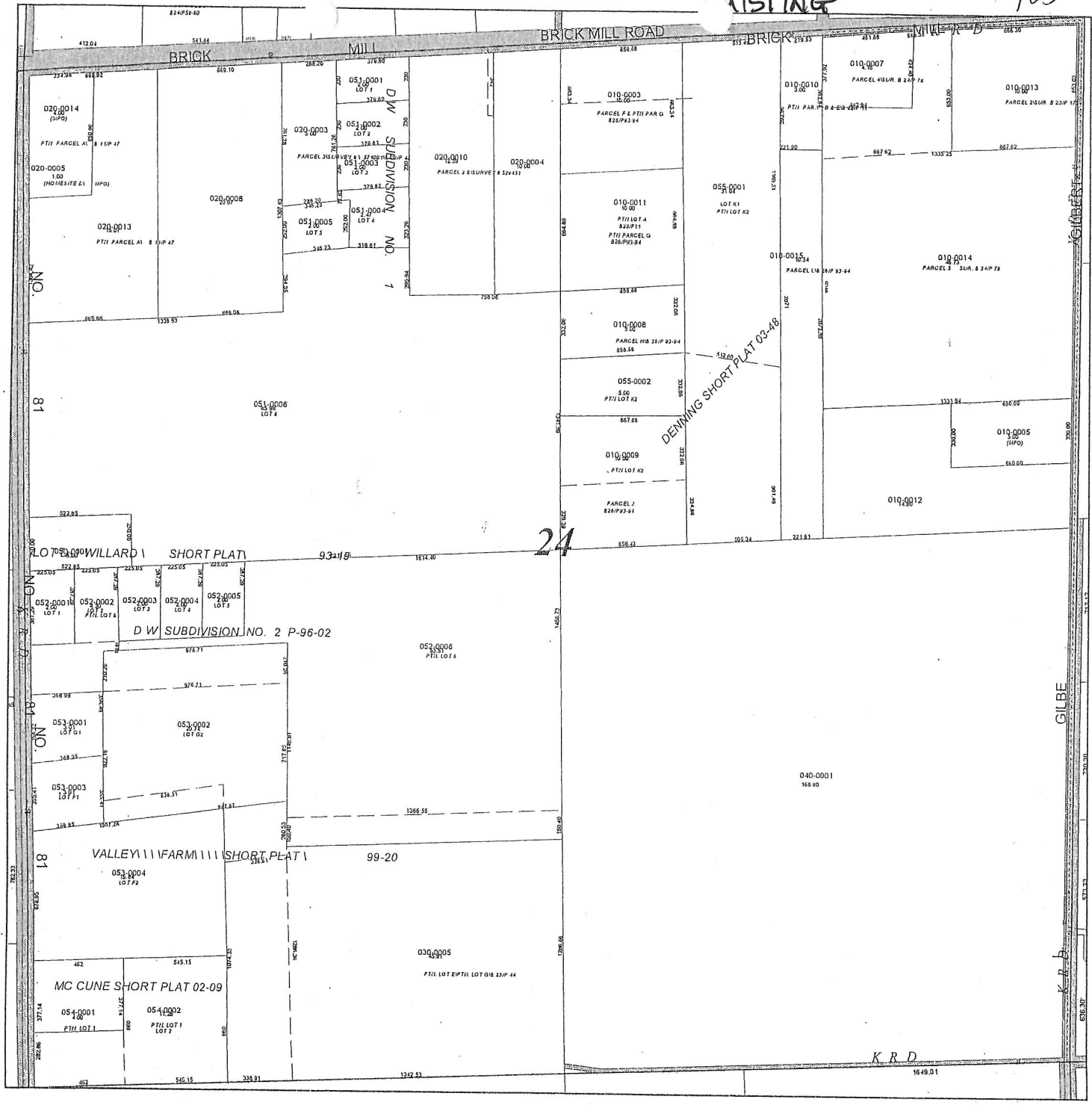
- () This segregation meets the requirements for observance of intervening ownership.
- ~~() This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. _____)~~
- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5) BLA's Deed Recording 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: COM AG
Review Date: 6/27/07 By: [Signature]
**Survey Approved: _____ By: _____

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.

EXISTING

7/05



Township: 18 Range: 19 Section: 24

ParcelView 4.0.1

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 itas County Assessor's Office
 95 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
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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.

