

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

May 8, 2008

Cruse & Associates
PO Box 959
Ellensburg, WA 98926

RE: Charlton Segregation, SEG-07-126

Dear Mr. Cruse,

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 administrative segregation and must be submitted to our offices for review:

1. A survey displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
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, Segregations must meet Kittitas County 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.
5. No future division of the subject parcel and parcels created based on claims of intervening ownership shall be permitted.

Sincerely,

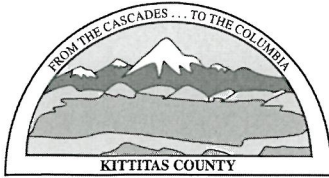
Trudie Pettit
Staff Planner

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

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Trudie Pettit, Community Development Services
FROM: Christina Wollman, Planner II *cw*
DATE: May 6, 2008
SUBJECT: Charlton SEG-07-126. 18-20-30000-0030.



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

FEES: \$425 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

SEE 07-120

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.

Charlton Co Cruise Assoc.
 Applicant's Name
 Ellensburg
 City

PO Box 959
 Address
 WA 98926
 State, Zip Code
 9102-8242
 Phone (Work)

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

- Action Requested
- SEGREGATED INTO 5 LOTS
 - "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

New Acreage
 (Survey Vol. ____, Pg ____)

18-20-30000-0030
 101.7 AC

20, 20, 20, 20, 21.7

Applicant is: Owner Purchaser Lessee Other

Mark Charlton
 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: Commercial Ag

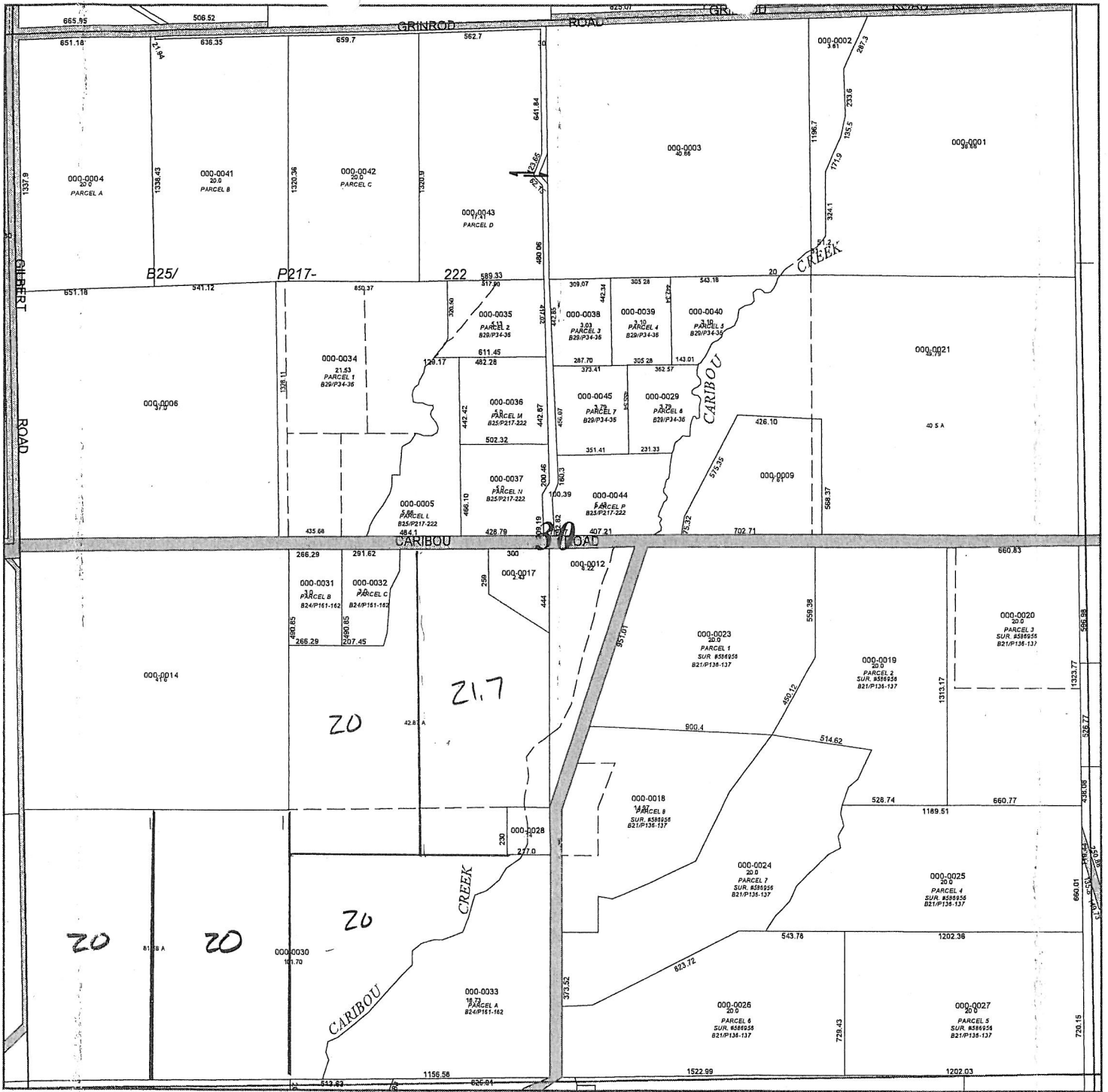
Preliminary Review Date: 5/8/08

By: [Signature]

**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.



Township: 18 Range: 20 Section: 30

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 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 1/18/2007 6:19:04 PM



ParcelView 4.0.1

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