

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

October 30, 2007

Edsel Heslip
PO Box 792
Ellensburg, WA 98926

RE: Heslip Segregation, SEG-07-128

Dear Mr. Heslip,

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 legal description 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. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

Sincerely,

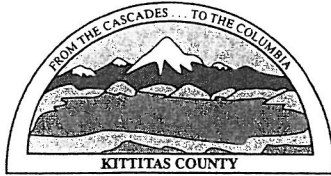
Trudie Pettit
Staff Planner

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



KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

OCT 6 2007

TO: Trudie Pettit, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: October 1, 2007
SUBJECT: Heslip SEG-07-128. 19-18-08000-0019.

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

RECEIVED

AUG 20 2007

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
County Courthouse Rm. 182

Kittitas County
Treasurer's Office
County Courthouse Rm. 102

SEG-07-108

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.

EDSEL HESLIP
 Applicant's Name
ELLENSBURG
 City
509-962-3768
 Phone (Home)

20401 REELER CR. RD. (P.O. Box 792)
 Address
WASHINGTON 98926
 State, Zip Code
 Phone (Work)

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
<u>19-18-08000-0005-0019</u> <u>50.24 ac.</u>	<input checked="" type="checkbox"/> SEGREGATED INTO <u>2</u> LOTS	<u>25.12</u>
	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY	<u>25.12</u>
	<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 type="checkbox"/> BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP	
	<input type="checkbox"/> COMBINED AT OWNERS REQUEST	

Applicant is: Owner Purchaser Lessee Other

Edsel Heslip
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)

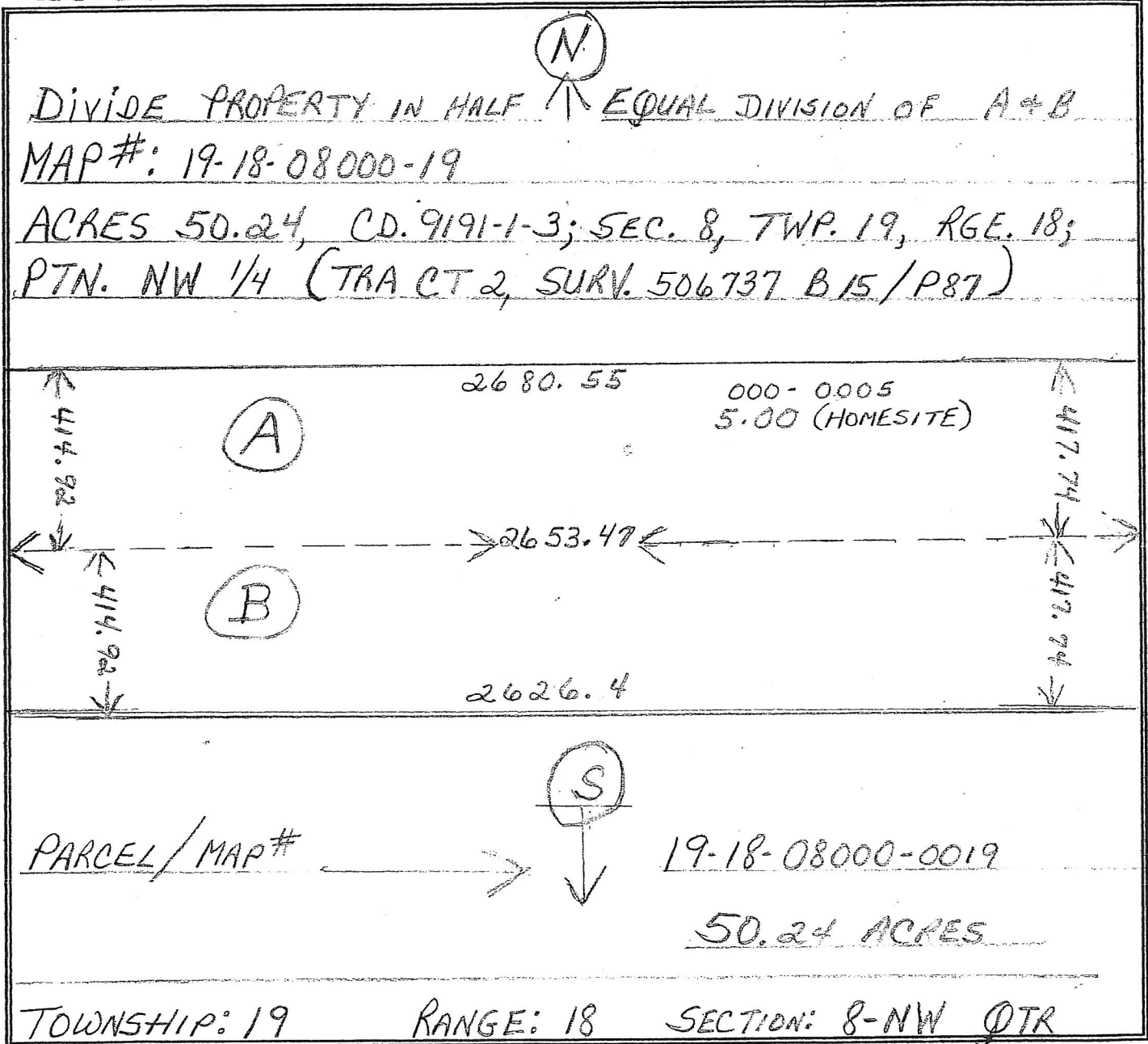
Card #: _____ Parcel Creation Date: _____
 Last Split Date: _____ Current Zoning District: _____
 Review Date: _____ By: _____
 **Survey Approved: _____ By: _____

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

This page must be completed for mortgage purpose only segregations, improvement s. on forest land and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

THIS AREA FOR USE BY APPLICANT
(Use additional sheets as needed)

EDSEL HESLIP - 20401 REECER CR. RD. / 509-962-3768



Directions:

1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcel A, B, C or Lot 1, 2, 3, etc.)
2. Show all existing buildings and indicate their distances from the original exterior property lines. Attach a copy of recorded survey.
3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.

Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.

RECEIVED

AUG 27 2007
Kittitas County
CDS

FEES:

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Kittitas County

Treasurer's Office
County Courthouse Rm. 102

KITTITAS COUNTY
ELLENSBURG, WA 98926

Assessor's Office
County Courthouse Rm. 101

Planning Department
County Courthouse Rm. 182

SEG-07-102

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.

EDSEL HESLIP
 Applicant's Name
ELLENSBURG
 City
509-962-3768

20401 REECER CR. RD. (P.O. Box 792)
 Address
WASHINGTON 98926
 State, Zip Code
 Phone (Work)

Original Parcel Number(s) & Acreage
 (1 parcel number per line)
19-18-08000-0005
0019
50.24 ac.

- Action Requested**
- SEGREGATED INTO 2 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 ____)

25.12

25.12

Applicant is: Owner Purchaser Lessee Other

Edsel Hespip
 Owner Signature Required

Treasurer's Office Review

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

Date: _____

Planning Department Review

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- () This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. ____)
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Card #: _____ Parcel Creation Date: _____

Last Split Date: _____ Current Zoning District: _____

Review Date: 10/30/07 By: *[Signature]*

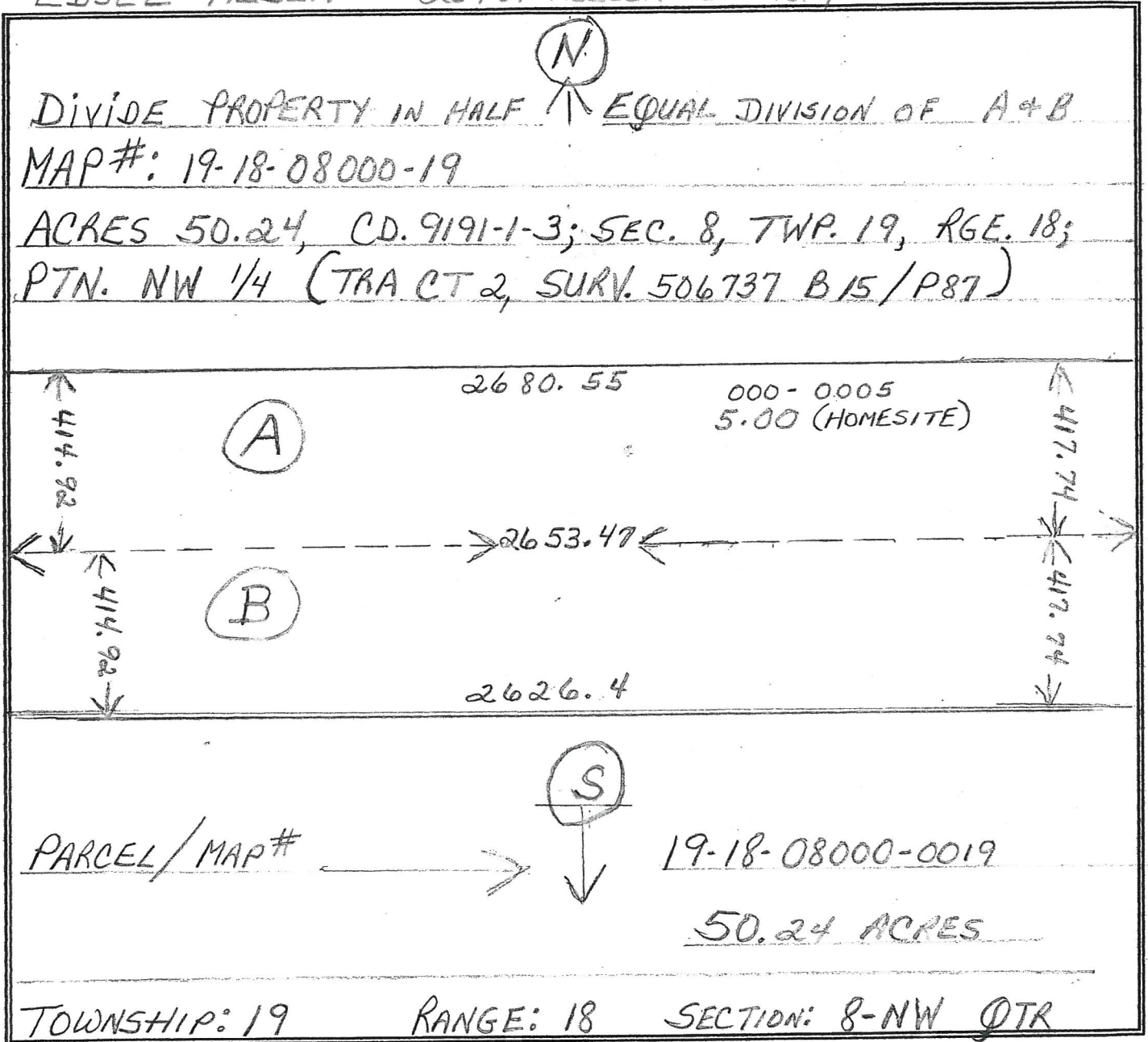
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(Use additional sheets as needed)

EDSEL HESLIP - 20401 REECER CR. RD. / 509-962-3768



REECER CREEK ROAD

Directions:

- Identify the boundary of the segregation:
 - The boundary lines and dimensions
 - Sub-Parcel identification (i.e. Parcel A, B, C or Lot 1, 2, 3, etc.)
- Show all existing buildings and indicate their distances from the original exterior property lines. Attach a copy of recorded survey.
- Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.

Example: Parcel A – The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.

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