

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

"Building Partnerships – Building Communities"

September 15, 2008

Cruse & Associates
PO Box 959
Ellensburg, WA. 98926

RE: Charlton Segregation, SEG-08-00029

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.

Sincerely,

Kari Braniff
Staff Planner

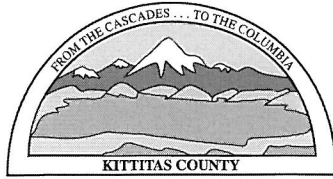
Attachments: SEG Application
Preliminary SEG Drawings
Kittitas County Public Works Comments

CC: Mark Charlton
Kittitas Reclamation District

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: Kari Braniff, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: September 10, 2008

SUBJECT: Charlton SG-08-29. 18-19-35000-0003, 18-20-31000-0004.

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. *The access shall be reviewed and approved by Public Works prior to final approval.*
2. A survey describing 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. 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.
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- e. 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.
- f. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- g. 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

Preliminary Submittal Requirements:

Review Date: 9/2/08

Tax Parcel: 18-19-35000-0003, 18-20-31000-0034

Date Received: 8/29/08

File Number: SG-08-00029

Date Project Completed

Planner KARI BRANIFF

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: _____ Date Completed: _____

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # 2
- Located within Irrigation District: KRD Letter sent to Irrigation District Date: _____
- School District: KITTAS SD
- UGA
- UGN NO
- Rezone
- Adjacent Subdivisions

Critical Areas Check

Date 9/2 Planner Signature: *[Signature]*

Zoning: COMMERCIAL-AG
Lot Size: 61.9 TO 20, 20, 20, 21.9 ACRES
Required Setbacks: F S R

- Y N
- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
 - Variance Required?
 - Conditional Use Permit Required?
 - Within Shoreline? Shoreline Environment?
 - Frequently Flooded Area? Panel#: 530095 0 Zone: (18-20-31000-0034 - 100 year Flood plain)
 - Fish & Wildlife Conservation Area? Type of Habitat: _____ Water Type: _____
 - Wetland? Buffer requirement: _____

Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt) Hazardous Materials containment required if checked
- Airport Zone? Zone: _____
- Forest Service Roads? Road: _____
- BPA Easement Located on Property? Letter Sent to BPA Date: _____
- Additional Approvals Required? Type _____

CRITICAL AREA NOTES:

- Existing structures

FEES: \$575 Administrative Segregation per page \$190 Major Boundary Line Adjustment per page
 \$50 Combination \$95 Minor Boundary Line Adjustment per page
 \$50.00 Mortgage Purposes Only Segregation

SG.08.00029

KITTITAS COUNTY
REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

Assessor's Office
 Kittitas County Courthouse
 205 W 5th, Suite 101
 Ellensburg, WA 98926

Community Development Services
 Kittitas County Permit Center
 411 N Ruby, Suite 2
 Ellensburg, WA 98926

Treasurer's Office
 Kittitas County Courthouse
 205 W 5th, Suite 102
 Ellensburg, WA 98926

THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

Charlton Co Cruise Assoc
 Property Owner Name
962-8242
 Contact Phone

PO Box 959
 Mailing Address
Ellensburg WA 98926
 City, State, ZIP

Zoning Classification AG-20 / Com AG

Original Parcel Number(s) & Acreage (1 parcel number per line)	Action Requested	New Acreage (Survey Vol. ____, Pg ____)
<u>18-19-35000-0003</u> <u>81.9 AC</u>	<input checked="" type="checkbox"/> SEGREGATED INTO <u>8</u> LOTS	<u>20, 20, 20, 21.9 AC</u>
<u>18-20-31000-003</u> <u>97.5 AC</u>	<input type="checkbox"/> "SEGREGATED" FOR MORTGAGE PURPOSES ONLY <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	<u>20, 20, 20, 37.5</u>

Applicant is: Owner Purchaser Lessee Other
Mark Charlton
 Owner Signature Required Applicant Signature (if different from owner)

Treasurer's Office Review

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

Community Development Services 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) 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 the applicable subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

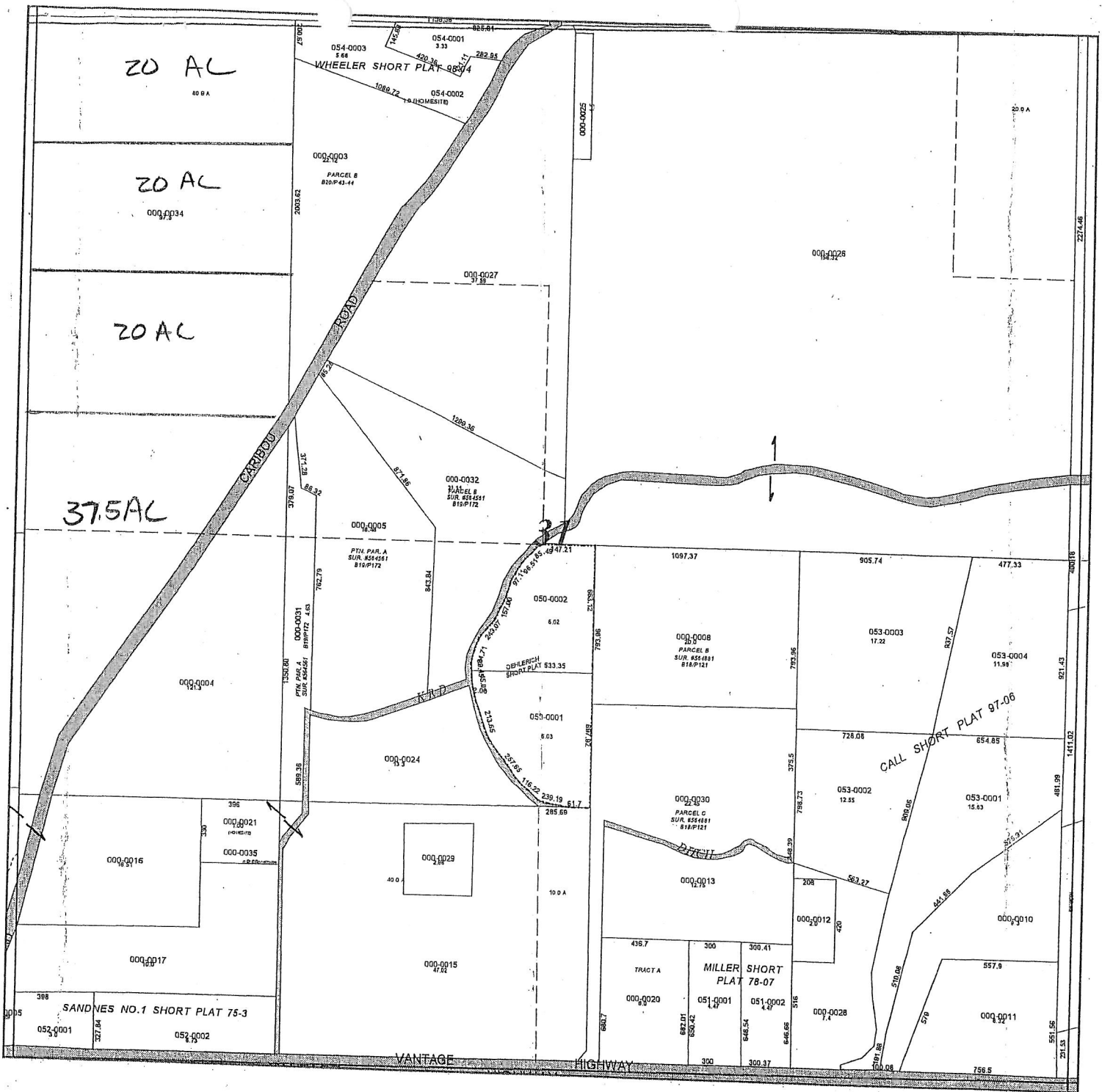
Review Date: 9/15/08

By: Kate Brijn

**Survey Approved: _____

By: _____

RECEIVED
 AUG 22 2008
 Kittitas County
 CDS

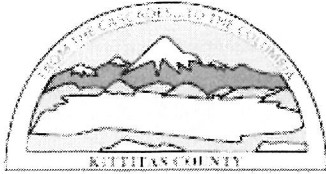


Township: 18 Range: 20 Section: 31

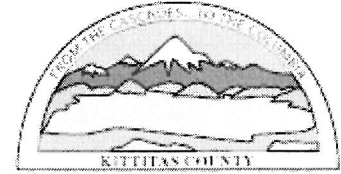
Copyright (C) 2002 Kittitas County
 Kittitas County Assessor's Office
 205 W 5th, Courthouse Room 101
 Ellensburg, WA 98926
 (509)962-7501
 Data Set: 1/17/2006 9:05:04 PM



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.



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 244934
Map Number: 18-19-35000-0003
Situs: \FAIRVIEW RD ELLENSBURG
Legal: ACRES 81.90, CD. 10624; SEC. 35; TWP. 18;
RGE. 19; W1/2 NE1/4

Ownership Information

Current Owner: CHARLTON, MARK A ETUX
Address: 4820 FAIRVIEW RD
City, State: ELLENSBURG WA
Zipcode: 98926

Assessment Data

Tax District: 26
Open Space: YES
Open Space Date: 1/1/1975
Senior Exemption:
Deeded Acres: 81.9
Last Revaluation for Tax Year:

Market Value

Land: 228,400
Imp: 0
Perm Crop: 0
Total: 228,400

Taxable Value

Land: 35,410
Imp: 0
Perm Crop: 0
Total: 35,410

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-23-2004	2004-3196	2	CHARLTON, PAUL L.	CHARLTON, MARK A ETUX	575,000

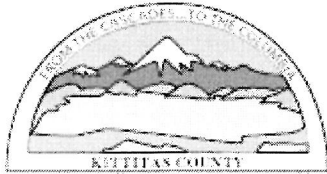
Building Permits NO ACTIVE PERMITS!

5 Year Valuation Information

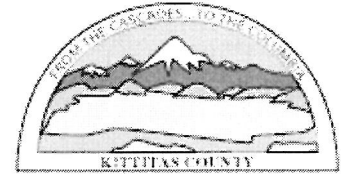
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2008	CHARLTON, MARK A ETUX	35,410	0	0	35,410	0	35,410	View Taxes
2007	CHARLTON, MARK A ETUX	35,410	0	0	35,410	0	35,410	View Taxes
2006	CHARLTON, MARK A ETUX	29,730	0	0	29,730		29,730	View Taxes
2005	PLOCHOWIETZ, FERNOLA P	29,730	0		29,730		29,730	View Taxes
2004	PLOCHOWIETZ, FERNOLA P	29,730	0		29,730		29,730	View Taxes
2003	PLOCHOWIETZ, FERNOLA P	29,730	0		29,730		29,730	View Taxes

Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
2	(1)RM-10/27/00: ADD OS APPL YR.



Kittitas County Assessor



Marsha Weyand
Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 15772
Map Number: 18-20-31000-0034
Situs: \CARIBOU RD ELLENSBURG
Legal: ACRES 97.50, CD. 11296-1; SEC. 31, TWP. 18, RGE. 20; PTN. W1/2 NW1/4 & PTN. NW1/4 SW1/4 LYING NWLY OF CARIBOU RD.

Ownership Information

Current Owner: CHARLTON, MARK A ETUX
Address: 4820 FAIRVIEW RD
City, State: ELLENSBURG WA
Zipcode: 98926

Assessment Data

Tax District: 26
Open Space: YES
Open Space Date: 1/1/1974
Senior Exemption:
Deeded Acres: 97.5
Last Revaluation for Tax Year:

Market Value

Land: 292,500
Imp: 0
Perm Crop: 0
Total: 292,500

Taxable Value

Land: 59,180
Imp: 0
Perm Crop: 0
Total: 59,180

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
12-30-1999	9513	5	CANNELL, JOHN J	CHARLTON, MARK A ETUX	531,950

Building Permits

NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2008	CHARLTON, MARK A ETUX	59,180	0	0	59,180	0	59,180	View Taxes
2007	CHARLTON, MARK A ETUX	59,180	0	0	59,180	0	59,180	View Taxes
2006	CHARLTON, MARK A ETUX	49,730	0	0	49,730		49,730	View Taxes
2005	CHARLTON, MARK A ETUX	49,730	0		49,730		49,730	View Taxes
2004	CHARLTON, MARK A ETUX	49,730	0		49,730		49,730	View Taxes
2003	CHARLTON, MARK A ETUX	49,730	0		49,730		49,730	View Taxes

Parcel Comments

Number	Comment
1	SENT CHANGE OF VALUE NOTICE 11/29/06; 06 FOR 07~
2	SEG01

Original ^{Christy} correcting

18-20-31000-0004

@

121. acres

Seg-ed in '01 to-0034

@ 97.5 acres

FOR FINAL -

CHECK IF ANY
INTERVENING OWNER-
SHIP AND '01 SEG.

TO SET ANY
CONDITIONS.

8/13/08, 2008 Taxes paid

Sent to PW
9/4

PRELIMINARY APPROVAL SENT
9/15

FOR FINAL NEED:

□ OFFICIAL SURVEY

□ KR D APPROVAL LETTER

□ SEND TO PW FOR FINAL APPROVAL
LETTER