

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"

January 28, 2009

Mr. Chris Cruse
P.O. Box 959
Ellensburg WA 98926

RE: Sinclair Parcel Segregation, SEG-08-0039

Dear Mr. Cruse,

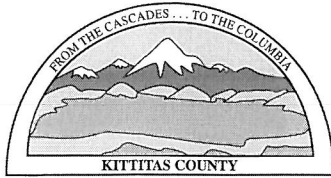
Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval 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. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

If you have any questions or need assistance, please contact our office at 509-962-7506.

Sincerely,

Jeff Watson
Staff Planner



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *(CW)*
DATE: December 23, 2008
SUBJECT: Sinclair SG-08-00039. 18-18-21040-0001.

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. Public Works requests that a preliminary drawing showing easements be submitted for review prior to a recording the survey.
2. The applicant shall consult with the Washington Department of Fish and Wildlife to determine any crossing requirements for Reecer Creek. Prior to receiving a building permit, the crossing shall be constructed to the specifications of WDFW and be certified to have a load rating of at least 75,000 lbs.
3. A survey describing the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

1. Private Road Standards Requirements: Exact private road requirements will be determined after additional easement and access information is submitted. If the proposed access serves three or more roads the following standards will apply.
2. 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.
3. 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".

Page 1 of 2

- 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.
4. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
 5. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
 6. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
 7. 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.
 8. 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.
 9. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
 10. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

Preliminary Submittal Requirements:

Review Date: 12/10/2008

Tax Parcel: 18-18-21040-0001

Date Received: 12/4/2008

File Number: 56-08-00039

Date Project Completed

Planner Jeff Watson

PRT: check creek to see status & issue for King & DOFW

- Fee Collected
- Second page of application turned in (landowner contact info page)
- NA Address list of all landowners within 300' of the site's tax parcel
- NA Large Preliminary Plat Maps (blue lines)
- NA 8.5x11.5" Copy of plat map
- NA Certificate of Title
- NA Computer Closures
- NA 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 Rural Ellensburg
- Located within Irrigation District: Ellensburg Water Letter sent to Irrigation District Date: _____
- School District: Ellensburg-Cascade -
- UGA NO
- UGN NO
- Rezone Teanaway Ridge (2006) (2-06-00057)
- Adjacent Subdivisions Teanaway Ridge (East of Parcel (P-07-48))

Critical Areas Check

Date 12/10/08 Planner Signature: Jeff Watson

Zoning: A6-3

Lot Size: 62.68

Required Setbacks: F 25 S 5 (15) R 25

Y N

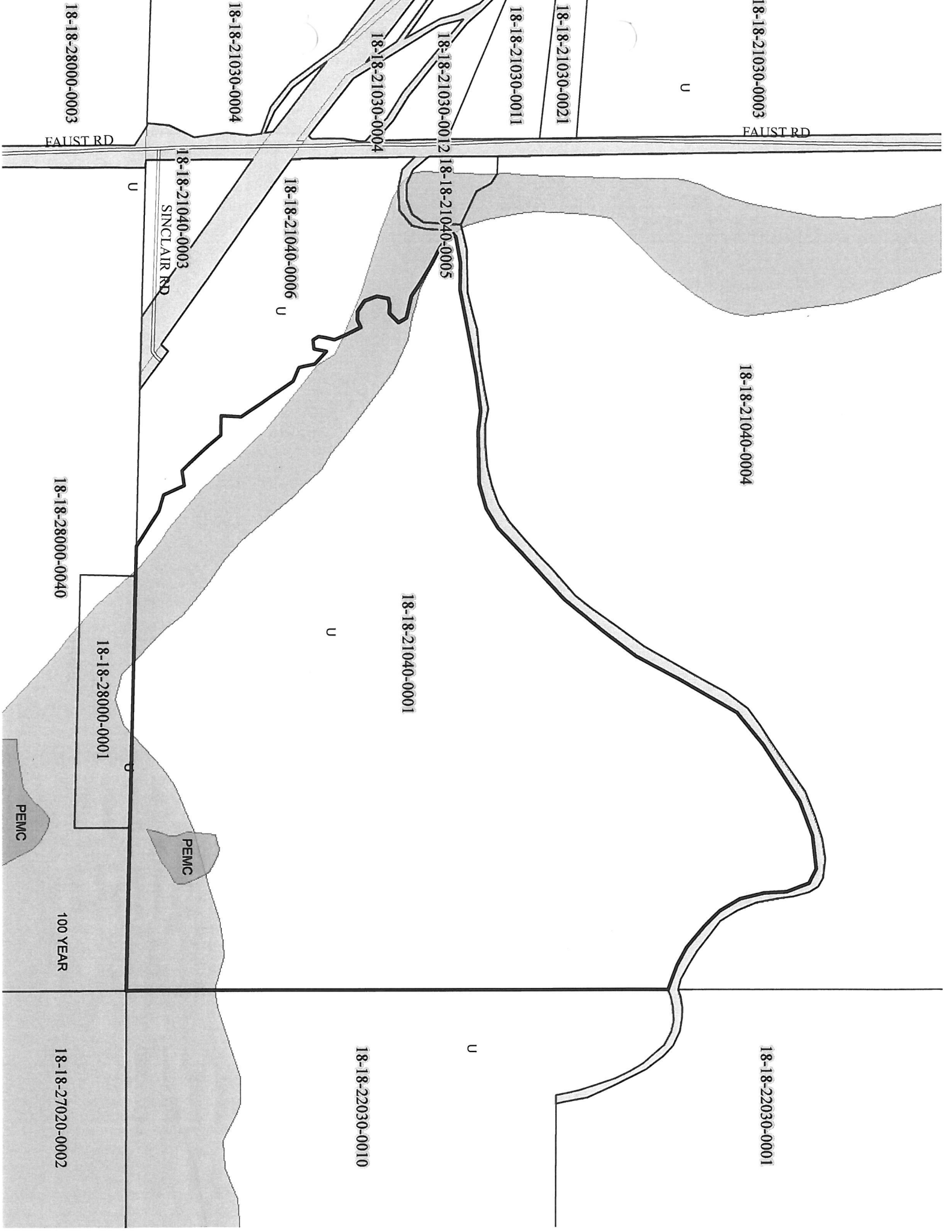
- Does SEPA Apply to proposed use? (More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone: 100 YR TO SOUTH OF PROPERTY
- Fish & Wildlife Conservation Area? Type of Habitat: _____ Water Type: _____
- Wetland? Buffer requirement: SMALL PEMC IN SE CORNER

Geologic Hazard Areas:

- Seismic C
- Landslide
- Erosion
- Mine
- Steep Slope
- UA 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





FAUST RD

FAUST RD

SINCLAIR RD

FEES: \$575 Administrative Segregation per page
\$50 Combination
\$50.00 Mortgage Purposes Only Segregation

\$190 Major Boundary Line Adjustment per page
\$95 Minor Boundary Line Adjustment per page

SG-08-00039

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

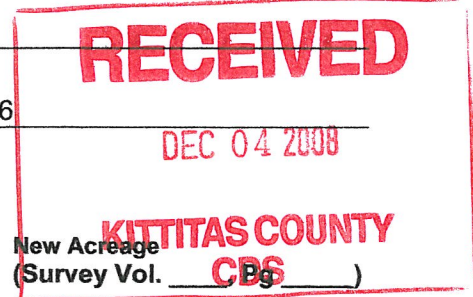
THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

Sinclair C/O Cruse and Assoc.
Property Owner Name

P.O. Box 959
Mailing Address

962-8242
Contact Phone

Ellensburg, WA 98926
City, State, ZIP



Zoning Classification AG-3

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

Action Requested

New Acreage
(Survey Vol. Pg)

18-18-21040-0001 62.68 AC

SEGREGATED INTO 3 LOTS

21, 21, 20.68

"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

mt simls
Owner Signature Required

Chris Cruse
Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: _____

By: _____
Kittitas County Treasurer's Office

Date: _____

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: AG-3

Review Date: 12/22/2008

By: [Signature]

**Survey Approved: _____

By: _____

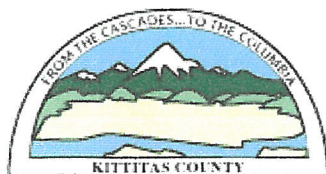
Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation. Please allow 3-4 weeks for processing. Updated 1/1/08

Kittitas County Mapsifter



For information only; not for commercial publication. Kittitas County makes no warranties on the information or accuracy on this site.

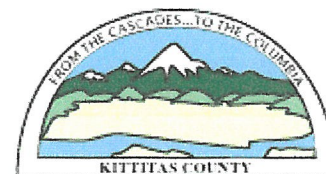
TerraScan Inc.



Marsha Weyand
Assessor

Kittitas County 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: 706233
Map Number: 18-18-21040-0001
Situs: 00202 \SINCLAIR RD ELLENSBURG
Legal: ACRES 62.68, CD. 8643; SEC. 21; TWP. 18; RGE. 18; PTN. SE1/4 SLY OF TOWN DITCH (PARCEL B SURVEY #577564 B20/P159; ACREAGE NOT SURVEYED)

Ownership Information

Current Owner: SINCLAIR, ARTHUR E. ETUX
Address: 2912 FAUST RD
City, State: ELLENSBURG WA
Zipcode: 98926

Assessment Data

Tax District: 22
Open Space: YES
Open Space Date: 1/1/1978
Senior Exemption:
Deeded Acres: 62.68
Last Revaluation for Tax Year:

Market Value

Land: 169,240
Imp: 178,130
Perm Crop: 0
Total: 347,370

Taxable Value

Land: 29,550
Imp: 178,130
Perm Crop: 0
Total: 207,680

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
02-01-1995	39741	2	SINCLAIR, BASIL L.	SINCLAIR, ARTHUR E. ETUX	250,000

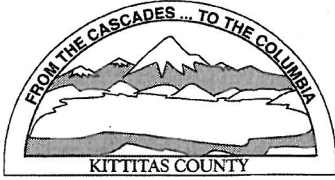
Building Permits

Permit No.	Date	Description	Amount
2002-02023	2/11/2002	RADD KITCHENADD 300 SQFT	21,541
96-01035	1/29/1996	RALT REROOF	4,000

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2008	SINCLAIR, ARTHUR E. ETUX	29,550	178,130	0	207,680	0	207,680	View Taxes
2007	SINCLAIR, ARTHUR E. ETUX	29,550	178,130	0	207,680	0	207,680	View Taxes
2006	SINCLAIR, ARTHUR E. ETUX	29,550	178,130	0	207,680		207,680	View Taxes
2005	SINCLAIR, ARTHUR E. ETUX	24,840	142,830		167,670		167,670	View Taxes
2004	SINCLAIR, ARTHUR E. ETUX	24,840	142,830		167,670		167,670	View Taxes
2003	SINCLAIR, ARTHUR E. ETUX	24,840	142,830		167,670		167,670	View Taxes

[Photos/Sketches](#)



KITITITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00003698

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 020100

Date: 11/19/2008

Applicant: SINCLAIR, ARTHUR E. ETUX

Type: check # 2421

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SG-08-00039	ADMINISTRATIVE SEGREGATION	575.00
	Total:	575.00