

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"

February 5, 2009

Joseph Antonich 1941 Lyons Road Ellensburg, WA. 98926

RE: Antonich Segregation, File Number SG-08-00040 Parcel Number: 18-19-28000-0003

Kittitas County Assessor's Office

Dear Mr. Antonich,

Kittitas County Community Development Services has reviewed the proposed segregation application and hereby grants final approval to the referenced segregation. Pursuant to Kittitas County Code Title 16, 17.08.322, and 17.60B please note the following items which must be addressed to complete the process:

- 1. Refer to the attached Kittitas County Public Works Memo for additional information.
- 2. Final packet has been submitted to the Kittitas County Assessor's Office on Thursday, February 05, 2009 to finalize the segregation.

Jeff Watson Staff Planner IN LINED

MAR 1 2 2009

CONTACT OF THE PARTY ASSESSOR

Kittitas County Assessor's Office

Attachments:

Kittitas County Public Works Comments

Parcel Segregation Application

Segregation Survey

MEMO FROM KITTITAS COUNTY ASSESSOR'S OFFICE MARSHA WEYAND, ASSESSOR

205 W 5th • <u>Suite</u> 101, Courthouse • Ellensburg, WA 98926-2887 Phone (509) 962-7501 • Fax (509) 962-7666 Upper County Toll-Free 674-2584 www.co.kittitas.wa.us/assessor

DATE: 02/06/2009

TO: Jeff Watson

FROM: Christy Garcia, Cadastral Technician II

RE: Antonich Segregation, File Number SG-08-00040

I am returning the segregation to you for the following reasons:

- 2009 taxes have not been paid in full (Needs Treasurer's Office sign off on SEG form)
- 2. SEG form does not indicate ending acreages for proposed lots 1 & 2
- 3. A full legal description will need to be provided describing each new proposed lot. The information provided is the survey for the parent parcel only.

Joseph Antonich Job# 08208

LEGAL DESCRIPTIONS

Parcel 'A'

That portion of Tract 4 as shown on that certain Record of Survey filed January 9, 2009 and recorded under Auditors' File No. 200901090001, records of Kittitas County, Washington lying West of the Westerly line of the KRD Right of Way.

Parcel 'B'

Tract 4 as shown on that certain Record of Survey filed January 9, 2009 and recorded under Auditors' File No. 200901090001, records of Kittitas County, Washington EXCEPT that portion lying West of the KRD Right of Way.

Joseph Antonich Job# 08208

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Joseph Antonich Job# 08208

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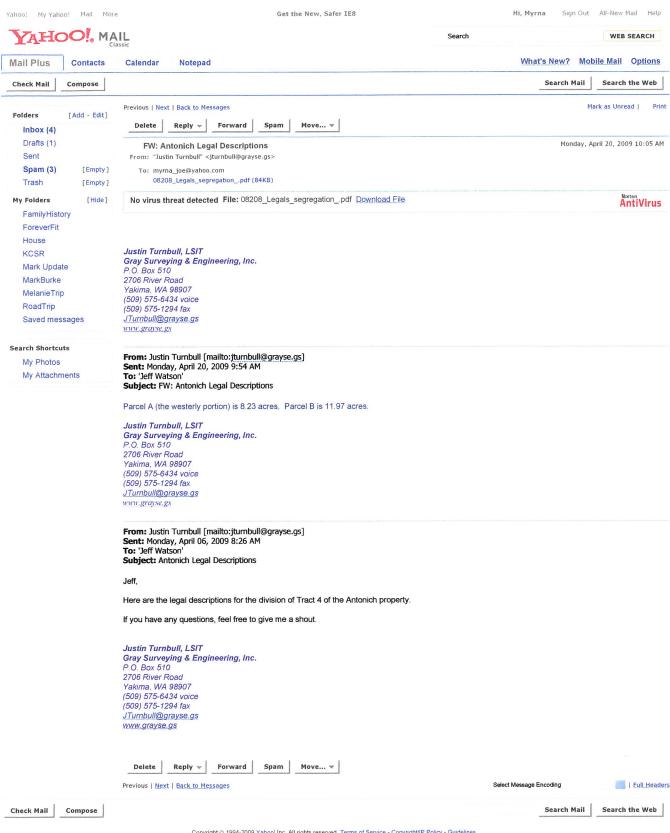
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www.grayse.gs



FEES:

\$575 Administrat 5 egation per page \$50 Combination

\$50.00 Mortgage Purposes Only Segregation

\$190 Major E 'c' \$95 Minor Bounda

Line Adjustment per page ine Adjustment per page

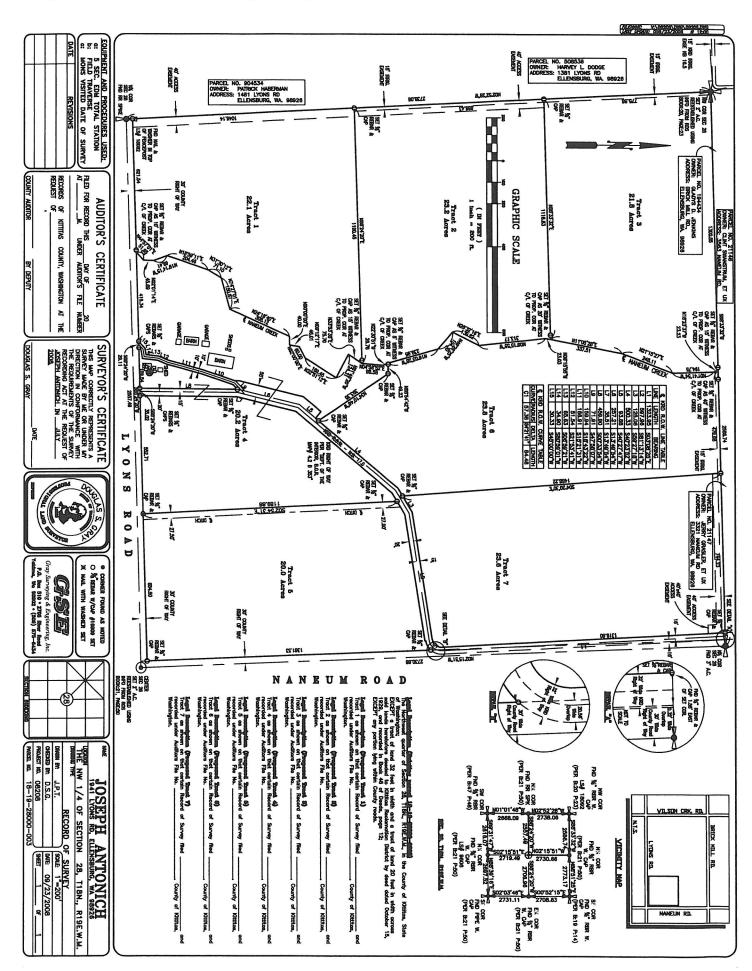
KITTITAS COUNTY

SG.08.00040

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. 1941 Mailing Address Property Owner Name 925 4267 ELIENSBURG, LCA City, State, ZIP Contact Phone Zoning Classification Original Parcel Number(s) & Acreage **Action Requested New Acreage** (1 parcel number per line) (Survey Vol. ____, Pg ___ TRACT 4 20.2 X SEGREGATED INTO 2 LOTS 18-19-28000-0003 "SEGREGATED" FOR MORTGAGE PURPOSES ONLY SEGREGATED FOREST IMPROVEMENT SITE ELIMINATE (SEGREGATE) MORTGAGE PURPOSE **ONLY PARCEL** MAR 12 **BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS BOUNDARY LINE ADJUSTMENT BETWEEN** PROPERTIES IN SAME OWNERSHIP MARSHA WEYAND COMBINED AT OWNERS REQUEST Purchaser Other Applicant is: Owner Lessee Owner Signature Required Applicant Signature (if different from ow Treasurer's Office Review By: Tax Status: 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: _____ Current Zoning District: AG - ZO Last Split Date: _ Review Date: 1/21/2009 **Survey Approved: 2/5/





KITTITAS COUNTYDEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO:

Jeff Watson, Community Development Services

FROM:

Christina Wollman, Planner II

DATE:

February 4, 2009

SUBJECT:

Antonich SG-08-00040. Lot 4.

Our department has reviewed the Request for Parcel Segregation Application and finds that it meets current Kittitas County Road Standards.

Our department recommends Final Approval with the following conditions:

- 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 and/or providing access to this development shall be constructed to current county road standards. Any other maintenance agreements, forest service road easements, state easements or cities may 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.

FEES:

\$575 Administrat Segregation per page \$50 Combination \$50.00 Mortgage Purposes Only Segregation \$190 Major E dary Line Adjustment per page \$95 Minor Boundary Line Adjustment per page

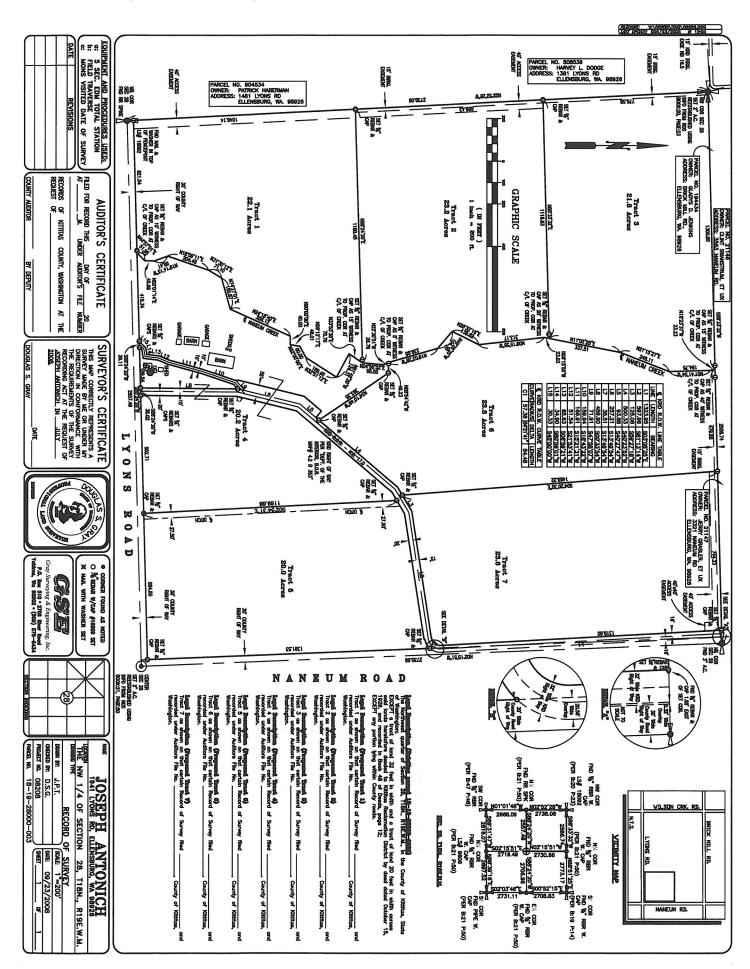
KITTITAS COUNTY

SG.08.00040

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THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE. Property Owner Name 925 4267 ELLENSBURG, UCA Contact Phone City, State, ZIP Zoning Classification Original Parcel Number(s) & Acreage **Action Requested** New Acreage (1 parcel number per line) (Survey Vol. , Pg TRACT 4 20.2 X SEGREGATED INTO 2 LOTS 18-19-28000-0003 "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 Purchaser Other Applicant is: Owner lessee Owner Signature Required Applicant Signature (if different from owner) Treasurer's Office Review 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: Current Zoning District: AG - ZO Last Split Date: **Survey Approved: 2/5



Jeff Watson

From:

Jeff Watson

Sent:

Friday, April 17, 2009 7:50 AM

To:

'Justin Turnbull'

Subject:

Antonich

Attachments:

App Memo from Christy.pdf; image001.jpg

I believe Mr. Antonich is ready to move on his segregation, but the assessor's office still needs the SEG form to indicate final acreages for lots 1 & 2 (see attached).

Jeff Watson Planner I

Kittitas County Community Development Services 411 N. Ruby Street, Suite 2 Ellensburg, WA 98926 jeff.watson@co.kittitas.wa.us

P: 509.933.8274 F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

Jeff Watson

From:

Jeff Watson

Sent:

Monday, April 06, 2009 10:29 AM

To:

'Justin Turnbull'

Subject: Attachments: RE: Antonich Legal Descriptions App & Memo from Christy.pdf

Justin,

Thanks for the legals on this one, Christy from the assessor's office also needed the SEG form to indicate final acreages for lots 1 & 2 (see attached). If you could do that I thing we can put this thing to bed.

Thanks,

JW

From: Justin Turnbull [mailto:jturnbull@grayse.gs]

Sent: Monday, April 06, 2009 8:26 AM

To: Jeff Watson

Subject: Antonich Legal Descriptions

Jeff,

Here are the legal descriptions for the division of Tract 4 of the Antonich property.

If you have any questions, feel free to give me a shout.

Justin Turnbull, LSIT
Gray Surveying & Engineering, Inc.
P.O. Box 510
2706 River Road
Yakima, WA 98907
(509) 575-6434 voice
(509) 575-1294 fax
JTurnbull@grayse.gs
www.grayse.gs



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"

February 5, 2009

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RE: Antonich Segregation, File Number SG-08-00040 Parcel Number: 18-19-28000-0003

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- 1. Refer to the attached Kittitas County Public Works Memo for additional information.
- 2. Final packet has been submitted to the Kittitas County Assessor's Office on Thursday, February 05, 2009 to finalize the segregation.

Sincerely.

Jeff Watson Staff Planner

cc: Kittitas County Assessor's Office

Attachments: Kittitas County Public Works Comments

Parcel Segregation Application

Segregation Survey



KITTITAS COUNTYDEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II

DATE: February 4, 2009

SUBJECT: Antonich SG-08-00040. Lot 4.

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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.

Jeff Watson

From:

Keli Bender [krd.keli@fairpoint.net] Thursday, January 22, 2009 3:09 PM

Sent:

Jeff Watson

To: Subject:

Re: Antonich SG-08-00040

Attachments:

image001.jpg

Jeff;

Mr. Antonich brought me in a copy of this a few weeks ago and I worked with him to meet our requirements at that time. This project has been approved by KRD. If you have any questions, let me know. Keli

---- Original Message -----

From: Jeff Watson

To: krd.keli@fairpoint.net

Sent: Thursday, January 22, 2009 2:00 PM

Subject: Antonich SG-08-00040

Please review the attached for KRD requirements. This was reviewed in late November in SG-08-00037, but...

Thank You,

Jeff Watson Planner I

Kittitas County Community Development Services 411 N. Ruby Street, Suite 2 Ellensburg, WA 98926 jeff.watson@co.kittitas.wa.us

P: 509.933.8274 F: 509.962.7682



"Building Partnerships-Building Communities"

All e-mail sent to this address will be received by the Kittitas County e-mail system and may be subject to Public Disclosure under RCW Chapter 42.56 and is subject to archiving and review by someone other than the recipient.

Date Received: 12/8/2008 Review Date: 1/12/2009 Tax Parcel:	
744534 18-19-28000-0003	
File Number:	
SG-08-00040 Plai Jef Joe Amoniett	A toe Antonich+
925-4267 Adminstrative	HOUSE & BARN- WEST OF CANAL- of the WEST - 8.2 ACRES OF THE LOSS OF CONTAINS ISLAND CONTAINS ISLAND C.9 ACRE
= Haminerretive	if less t
K Seg	nensive
 ✓ Located within Fire District # 2 Rural Ellen ✓ Located within Irrigation District: KRD ✓ School District: Ellensburg ✓ UGA No Critical Areas Check Date 1/12/2009 Planner Signature: Zoning: AG-20 Lot Size: 155 Acres Required Setbacks: F 25 S 5 (15 Corner) 	
Y N Does SEPA Apply? (More than 8 lots, req Variance Required? Conditional Use Permit Required? Within Shoreline? Shoreline Environment Frequently Flooded Area? Panel#: 530095 Fish & Wildlife Conservation Area? Type Wetland? Buffer requirement: Seismic Mine Steep Slope Airport Zone? Zone: Forest Service Roads? Road: BPA Easement Located on Property?	? 5 0443B Zone: A
Additional Approvals Required? Type	<u> </u>

Preliminary Submittal Requirements: Antonich SG-08-00040

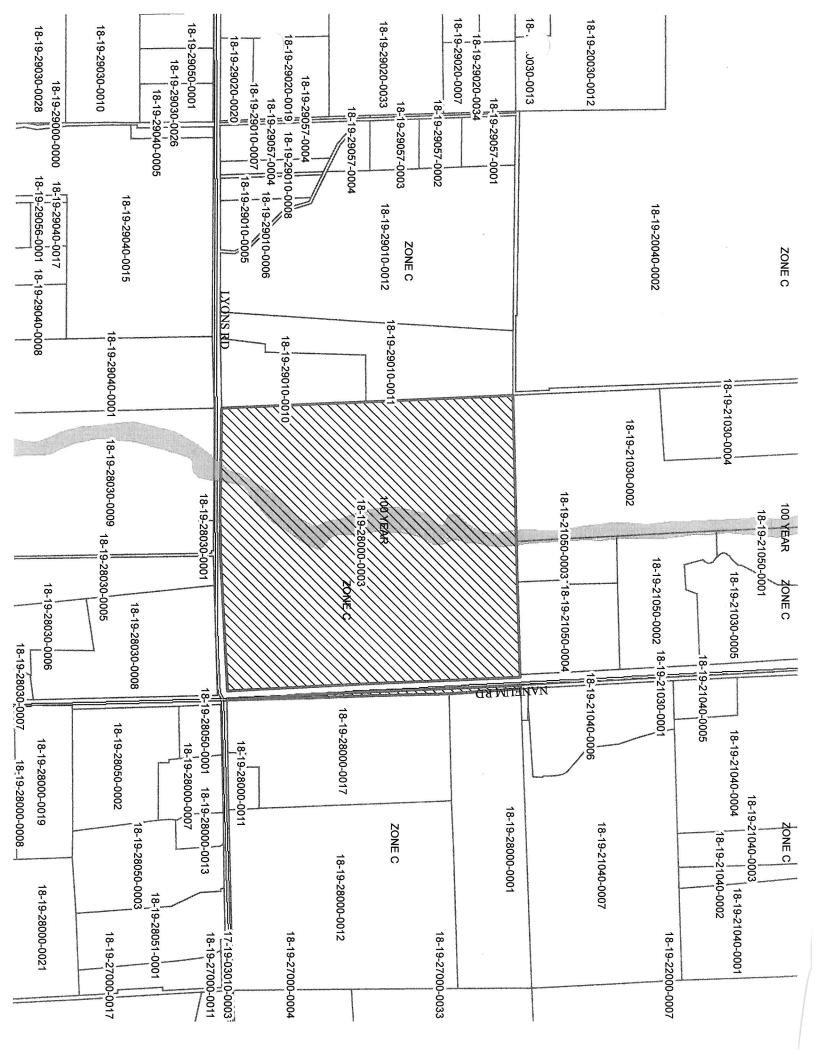
PR TEAM PROJECT REVIEW NOTES

Project Name: ANTONICH 56-08-00040	
Planner: Jeff Watson	
Date: 1/21/2009	
NO MORE ID OF OTS	
PUBLIC WORKS	
ENVIRONMENTAL HEALTH	
FIRE	

PRELIMINARY REVIEW NOTES ONLY.

THESE NOTES CANNOT SUPERSEDE OR REPLACE CONDITIONS

OF APPROVAL.





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

RECEIPT NO.:

00003831

COMMUNITY DEVELOPMENT SERVICES

(509) 962-7506

PUBLIC HEALTH DEPARTMENT

(509) 962-7698

DEPARTMENT OF PUBLIC WORKS

(509) 962-7523

Account name:

000362

Date: 12/8/2008

Applicant:

ANTONICH, JOSEPH M

Type:

check

3473

Permit Number

Fee Description

Amount

SG-08-00040

ADMINISTRATIVE SEGREGATION

575.00

Total:

575.00