

Segregation Preliminary Submittal Requirements For:

SG-09-00011 Busch

Date Received: May 13, 2009

Review Date: May 20, 2009

Map Number: 17-20-29000-0004 Parcel Number: 910733

Planner: Jeff Watson Zoning: Agriculture 20

Fee Collected

Second Page of Application turned in (Contact Page)

8.5 X 11 Preliminary Plat Map

Parcel History (Required for Comm Ag & Ag 20 if < 20 Acres)

Subdivision conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

Critical Areas

Yes **No** **Within a Shoreline of the State** **Environment:**

Yes **No** **Within a FIRM Floodplain** **Panel #:**

Yes **No** **Within a PHS Habitat** **Habitat Type:**

Yes **No** **Wetland in Parcel** **Wetland Type:**

Yes **No** **Seismic Rating** **Category:**

Yes **No** **Within Coal Mine Area**

Yes **No** **Hazardous Slope in Parcel** **Category:**

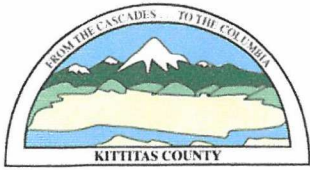
Yes **No** **Airport Zones within Parcel** **Zone:**

Yes **No** **Adjacent to Forest Service Road** **Road:**

Yes **No** **Adjacent to BPA Lines or Easement**

Yes **No** **Within 1000' of Mineral Land of LTS**





KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

PERMIT NUMBER: 51-09-0011

KITTTITAS 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

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED FOR SUBMITTAL

- Unified Site Plan(s) of current lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all owners and/or applicants (if more than one).

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Legal descriptions of the proposed lots.
- Assessor Compas Information about the parcels.

APPLICATION FEE:

- ⁷⁶⁰ \$575 Administrative Segregation per page
 - SEGREGATED INTO 3 LOTS,
 - SEGREGATED FOREST IMPROVEMENT SITE
 - "SEGREGATED" FOR MORTGAGE PURPOSES ONLY
 - ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL
- \$50 Combination
 - COMBINED AT OWNERS REQUEST
- \$190 Major Boundary Line Adjustment per page
 - B LA BETWEEN PROPERTY OWNERS
 - BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$95 MINOR BOUNDARY LINE ADJUSTMENT PER PAGE
 - B LA BETWEEN PROPERTY OWNERS
 - BLA BETWEEN PROPERTIES IN SAME OWNERSHIP
- \$50 Mortgage Purposes Only Segregation

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

x Mandy Weed

DATE:

5/13/09

RECEIPT #

00004767

RECEIVED

MAY 13 2009
Kittitas County
CDS

NOTES:

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Richard and Linda Busch
Mailing Address: 821 Busch Road
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 968-3949
Email Address: _____

2. **Name, mailing address and day phone of authorized agent, if different from land owner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Chris Cruse
Mailing Address: P.O. Box 959
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 962-8242
Email Address: _____

3. **Street address of property:**

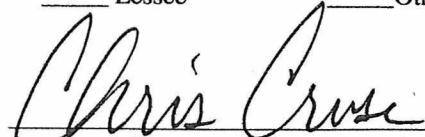
Address: 821 Busch Road
City/State/ZIP: Ellensburg, WA 98926

4. **Zoning Classification:** AG-20

5. Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
<u>17-20-29000-0004 - 81.40 Ac</u>	<u>27.57, 30.96, 22.63</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Applicant is: Owner Purchaser Lessee Other


Owner Signature Required


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)
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)
- () This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: _____

Review Date: _____

By: _____

**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.

NOTE:

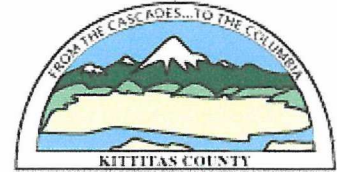
BOUNDARY LINE ADJUSTMENT DEFINITION IN KITTITAS COUNTY CODE 16.08.055: Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes. The resulting legal descriptions shall incorporate the original legal descriptions and the resulting change to those descriptions.



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: 910733
Map Number: 17-20-29000-0004
Situs: 00821 \BUSCH RD ELLENSBURG
Legal: ACRES 81.40, CD. 11122; SEC. 29; TWP. 17;
RGE. 20; S1/2 NE1/4; LESS .8 DITCH R/W

Ownership Information

Current Owner: BUSCH, RICHARD G ETUX
Address: 821 BUSCH RD
City, State: ELLENSBURG WA
Zipcode: 98926

Assessment Data

Tax District: 26
Open Space: YES
Open Space Date: 1/1/1978
Senior Exemption:
Deeded Acres: 81.4
Last Revaluation for Tax Year:

Market Value

Land: 284,900
Imp: 187,170
Perm Crop: 0
Total: 472,070

Taxable Value

Land: 52,180
Imp: 187,170
Perm Crop: 0
Total: 239,350

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
08-01-1990	3040700	1	BUSCH, GEORGE	BUSCH, RICHARD G. ETUX	100,000

Building Permits

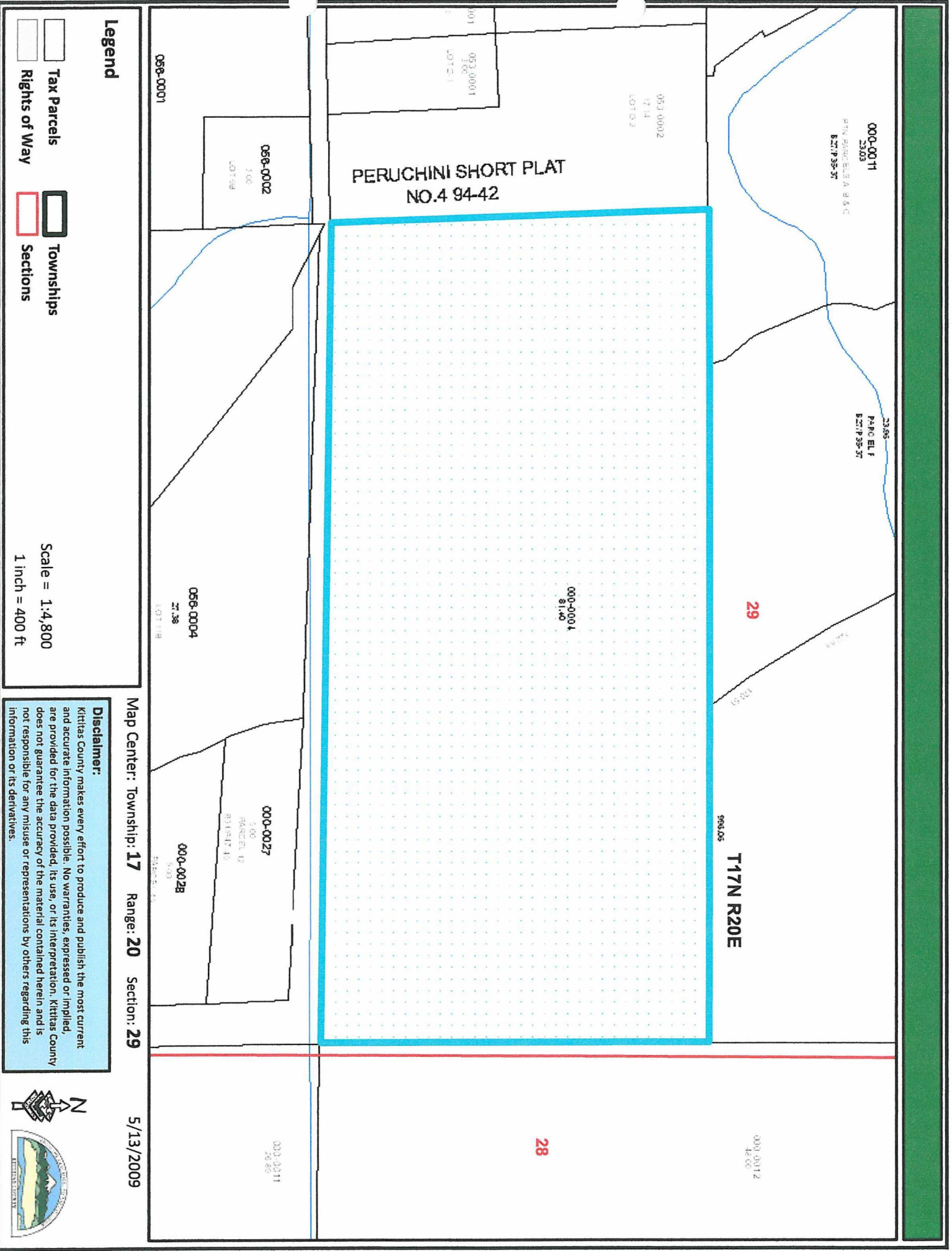
NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	BUSCH, RICHARD G ETUX	52,180	187,170	0	239,350	0	239,350	View Taxes
2008	BUSCH, RICHARD G ETUX	52,180	187,170	0	239,350	0	239,350	View Taxes
2007	BUSCH, RICHARD G. ETUX	52,180	187,170	0	239,350	0	239,350	View Taxes
2006	BUSCH, RICHARD G. ETUX	43,970	149,800	0	193,770		193,770	View Taxes
2005		43,970	149,800		193,770		193,770	View Taxes
2004		43,970	149,800		193,770		193,770	View Taxes

Photos/Sketches

File date: 5/12/2009 5:28:00 PM



**PERUCHINI SHORT PLAT
NO.4 94-42**

000-0011
23.03
PART PARCELS A, B, C
8.217 35-37

23.86
PART B, F
8.217 35-37

053-0002
17.14
LOT 102

053-0001
3.00
LOT 101

056-0002
3.00
LOT 99

056-0001

000-0001
81.49

056-0004
27.38
LOT 100

000-0027
3.00
PARCEL 12
831.817 10

000-0028
5.00

994.05
T17N R20E

000-0012
46.00

003-0011
26.80

Map Center: Township: **17** Range: **20** Section: **29**

5/13/2009

Legend

- Tax Parcels
- Rights of Way
- Townships
- Sections

Scale = 1:4,800
1 inch = 400 ft

Disclaimer:

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data provided, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any misuse or representations by others regarding this information or its derivatives.



1
1,201,115.68 sq.ft.
27.57 acres

20' ACCESS EASEMENT

2
1,348,557.47 sq.ft.
30.96 acres

3
985,839.27 sq.ft.
22.63 acres

