

**From:** [Jeff Watson](#)  
**To:** ["Cruse & Associates"](#)  
**Subject:** SG-10-00009 Harding  
**Date:** Wednesday, December 22, 2010 2:02:00 PM  
**Attachments:** [SG-10-00009 Harding Master File.pdf](#)

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SG-10-00009 Harding

Kittitas County Community Development Services has issued final approval for the above Boundary Line Adjustment/Segregation Application. See attached Master File. The signed original final approval letter may be found in your mailbox at CDS, please feel free to contact me if you have additional concerns or questions.

I'll be here...

Jeff Watson  
Planner I

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto: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.*

**From:** [Jeff Watson](#)  
**To:** [Christine M. Garcia](#)  
**Cc:** [Shelley A. McClellan](#)  
**Subject:** SG-10-00009 Harding  
**Date:** Wednesday, December 22, 2010 1:58:00 PM

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[SG-10-00009 Harding](#)

Large Format survey is in the inter-office mail.

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

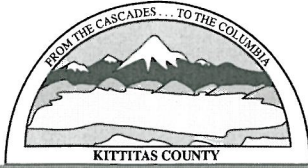
Jeff Watson  
Planner I

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
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## 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"

December 22, 2010

Chris Cruse  
Cruse & Associates  
P.O. Box 959  
Ellensburg, WA 98926

RE: Harding Administrative Segregation (SG-09-00008) & Boundary Line Adjustment (BL-10-00015)

Map Number: 18-20-31000-0015

Dear Mr. Cruse,  
Kittitas County Community Development Services has reviewed the proposed administrative segregation and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items involved in completing the process:

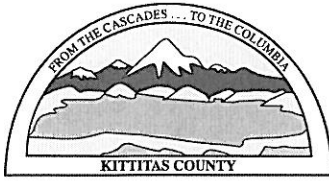
1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. No future administrative segregations based on intervening ownership will be allowed on the parcels created by this process.
3. Final packet has been submitted to the Assessor's Office on December 22, 2010 to finalize the administrative segregation.

If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson  
Staff Planner

Attachments sent via E-Mail to: [cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)  
SG-10-00009 Harding Master File @ \\Arda\teams\CDS\Projects\Segregations\SG 2010\SG-10-00009 Harding



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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## MEMORANDUM

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TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: December 22, 2010  
SUBJECT: Harding SG-10-00009

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:**

1. 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.
2. Private Road Improvements: Access from Vantage Highway to the cul-de-sac 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".
  - 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.
3. 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.
4. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
5. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
6. 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.
7. 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.
8. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
9. 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.

**From:** [Jeff Watson](#)  
**To:** [Christina Wollman](#)  
**Subject:** SG-10-00009 Harding for Final Approval  
**Date:** Monday, December 20, 2010 2:33:00 PM

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[SG-10-00009 Harding](#)

Christina,  
Could you please review this application for final Approval. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson  
Planner I

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682



"Building Partnerships-Building Communities"

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PART OF THE SOUTH HALF OF SECTION 31,  
TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

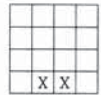
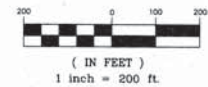
RECEIVED  
DEC 17 2010  
KITITAS COUNTY  
CDS



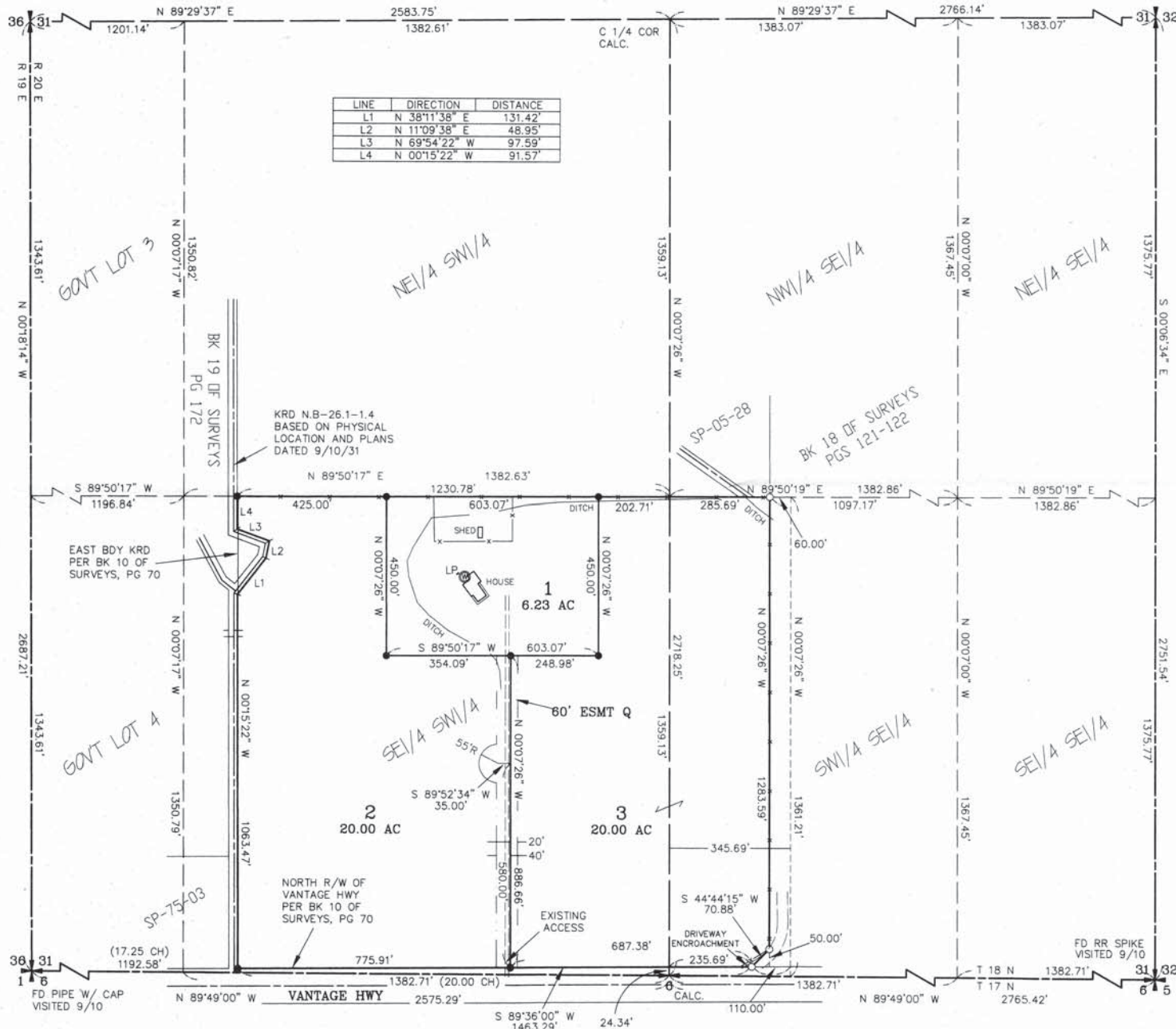
LEGEND

- SET 5/8" REBAR W/ CAP  
- "CRUSE 36815"
- FOUND PIN & CAP
- x — FENCE
- ( ) RECORD INFORMATION

GRAPHIC SCALE



LINE	DIRECTION	DISTANCE
L1	N 38°11'38" E	131.42'
L2	N 11°09'38" E	48.95'
L3	N 69°54'22" W	97.59'
L4	N 00°15'22" W	91.57'



AUDITOR'S CERTIFICATE 201012170002

Filed for record this 17TH day of DECEMBER, 2010, at 11:10 A.M., in Book 37 of Surveys at page(s) 85 at the request of Cruse & Associates.

JERALD V. PETTIT BY: *[Signature]*  
KITITAS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of RIETTA HARDING in December of 2010.

*[Signature]*  
CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815



DATE 12/17/2010

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
**HARDING PROPERTY**

PART OF THE SOUTH HALF OF SECTION 31,  
TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, PARCEL 1 HAS 7 IRRIGABLE ACRES; PARCEL 2 HAS 22 IRRIGABLE ACRES; PARCEL 3 HAS 21 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACREAGE.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
5. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
6. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
7. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.
8. AN IRRIGATION EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PROPERTY BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
9. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 18 OF SURVEYS, PAGES 121-122 AND THE SURVEYS REFERENCED THEREON.
11. THE PURPOSE OF THIS SURVEY IS TO COMPLETE AN ADMINISTRATIVE SEGREGATION (SG-09-0008) AND BOUNDARY LINE ADJUSTMENT (BL-10-00015), AND IS EXEMPT FROM SUBDIVISION CODE UNDER KCC 16.04.020(2) AND (5).

LEGAL DESCRIPTIONS

ORIGINAL PARCEL - AFN 531526

PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 17, 2010 IN BOOK 37 OF SURVEYS AT PAGES 85-86, UNDER AUDITOR'S FILE NO. 20101217 0002, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 17, 2010 IN BOOK 37 OF SURVEYS AT PAGES 85-86, UNDER AUDITOR'S FILE NO. 20101217 0002, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED DECEMBER 17, 2010 IN BOOK 37 OF SURVEYS AT PAGES 85-86, UNDER AUDITOR'S FILE NO. 20101217 0002, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED DECEMBER 17, 2010 IN BOOK 37 OF SURVEYS AT PAGES 85-86, UNDER AUDITOR'S FILE NO. 20101217 0002, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING ACROSS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AFFECTING PARCELS 2 AND 3 OF SAID SURVEY.

AUDITOR'S CERTIFICATE 201012170002

Filed for record this 17TH day of DECEMBER,  
2010, at 11:10 A.M., in Book 37 of Surveys at  
page(s) 86 at the request of Cruse & Associates.

JERALD V. PETTIT BY: K. Hannan  
KITTITAS COUNTY AUDITOR



12/17/2010

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242

**HARDING PROPERTY**

**From:** [Keli Bender](#)  
**To:** [Jeff Watson](#)  
**Cc:** [cruse and associates](#)  
**Subject:** Harding  
**Date:** Monday, December 06, 2010 3:39:43 PM

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Jeff;

This is in regards to the Harding segregation SG-10-0009.

Rietta has met all of the KRD requirements. If you need additional information, please let me know.

Keli

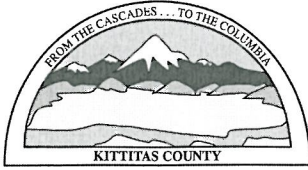
Keli R. Bender

Lands Clerk/RRA

[krd.keli@fairpoint.net](mailto:krd.keli@fairpoint.net)

1(509) 925-6158





# 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

July 15, 2010

Chris Cruse  
Cruse & Associates  
P.O. Box 959  
Ellensburg, WA 98926

RE: Harding Administrative Segregation (SG-09-00008) & Boundary Line Adjustment (BL-10-00015)

Map Number: 18-20-31000-0015

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 16.08.015, 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 recorded 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. These properties are within the boundaries of the Kittitas Reclamation District. The applicant will need to comply with all KRD requirements prior to final approval of the Administrative Segregation.
4. No future administrative segregations based on intervening ownership will be allowed on the 7.02 acre parcel created by this process.
5. Please refer to the attached Kittitas County Public Works Memo for information regarding additional requirements.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson  
Staff Planner

Attachments via E-Mail to: [cruseandassoc@kvalley.com](mailto:cruseandassoc@kvalley.com)

SG-10-00009 Harding Master File @ \\Arda\teams\CDS\Projects\Segregations\SG 2010\SG-10-00009 Harding



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

April 16, 2010

Jeff Watson  
Public Works Department  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Harding (BL-10-00015) and (SG-10-00009)

Dear Mr. Watson:

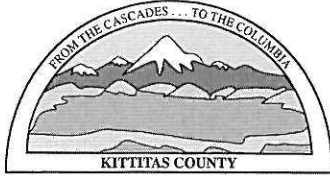
After conducting a review of the above named project, I have the following comments:

- Ensure that boundary line adjustments do not infringe upon existing structures, to include propane tanks, etc.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office. 509-962-7000.

Sincerely,

Brenda Larsen  
Fire Marshal



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: April 23, 2010  
SUBJECT: Harding SG-10-00009

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 survey describing the final configuration of the subject property shall be required.

The applicant needs to be aware of the following:

- a. All accesses shall conform to spacing, site distance, and road standards requirements.
- b. 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.
- 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.

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.



**From:** [Holly Duncan](#)  
**To:** [Jeff Watson](#)  
**Subject:** RE: SG-10-00009 & BL-10-00015 Harding  
**Date:** Tuesday, April 27, 2010 10:17:33 AM

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Jeff,

This one looks fine as long as the square around the existing homes and outbuildings doesn't come within 50' of the existing well.

Holly

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**From:** Jeff Watson  
**Sent:** Thursday, April 15, 2010 5:04 PM  
**To:** Christina Wollman; Brenda Larsen; Jan Ollivier; Holly Duncan  
**Subject:** SG-10-00009 & BL-10-00015 Harding

[SG-10-00009 & BL-10-00015 Harding](#)

Christina, Holly, and Brenda,

Could you please review this application for comment. Control Click on the hyperlink above (or go to the attachment tab in EDEN).

Thanks,

Jeff Watson  
Planner I

Kittitas County Community Development  
Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
P: 509.933.8274  
F: 509.962.7682



"Building Partnerships-Building Communities"

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**Segregation Preliminary Submittal Requirements For:**

**SG-10-00009 Harding**

Date Received: April 1, 2010

Review Date: April 15, 2010

Map Number: 18-20-31000-0015 Parcel Number: 805134

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

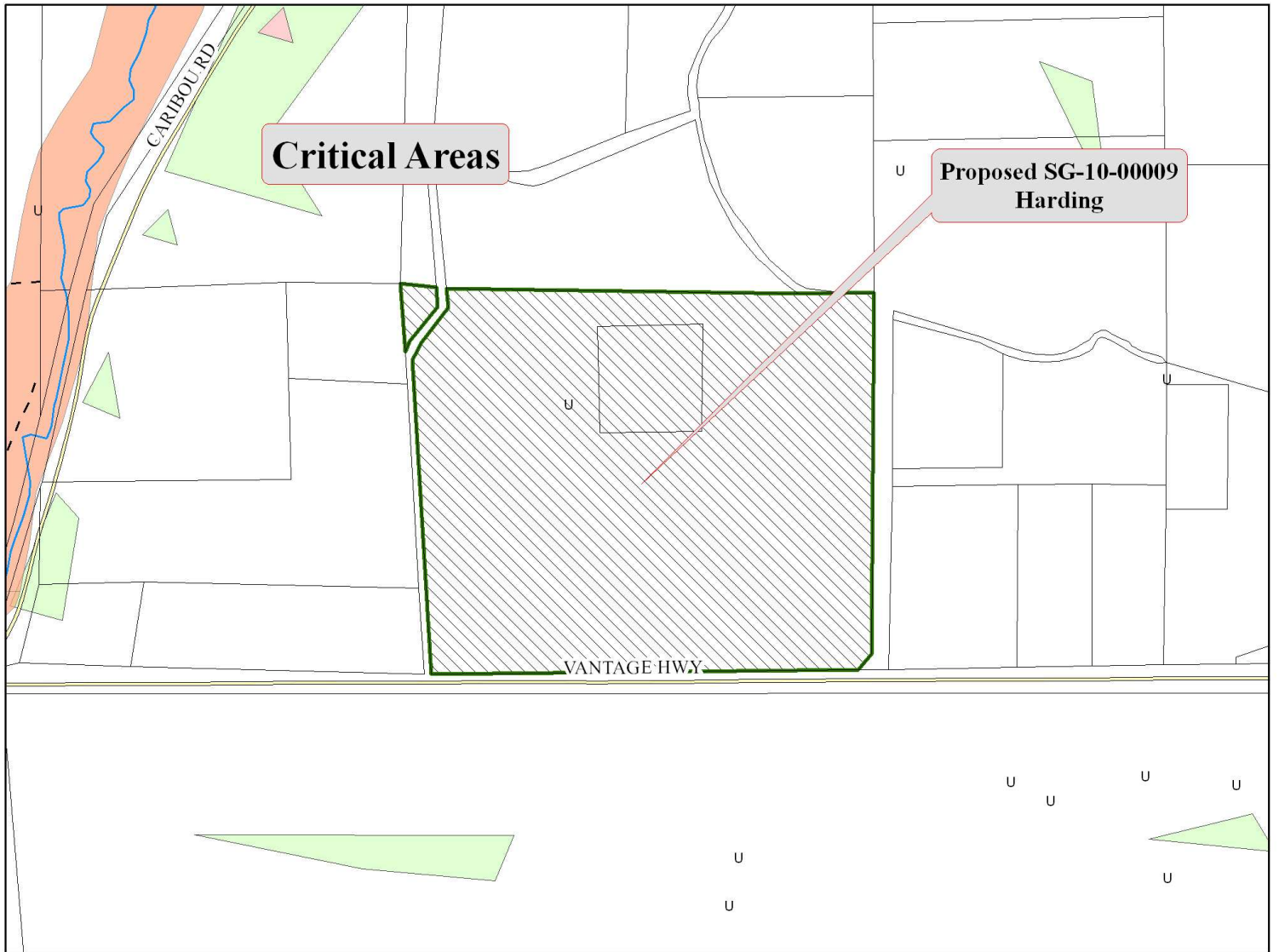
Yes  No Hazardous Slope in Parcel Category:

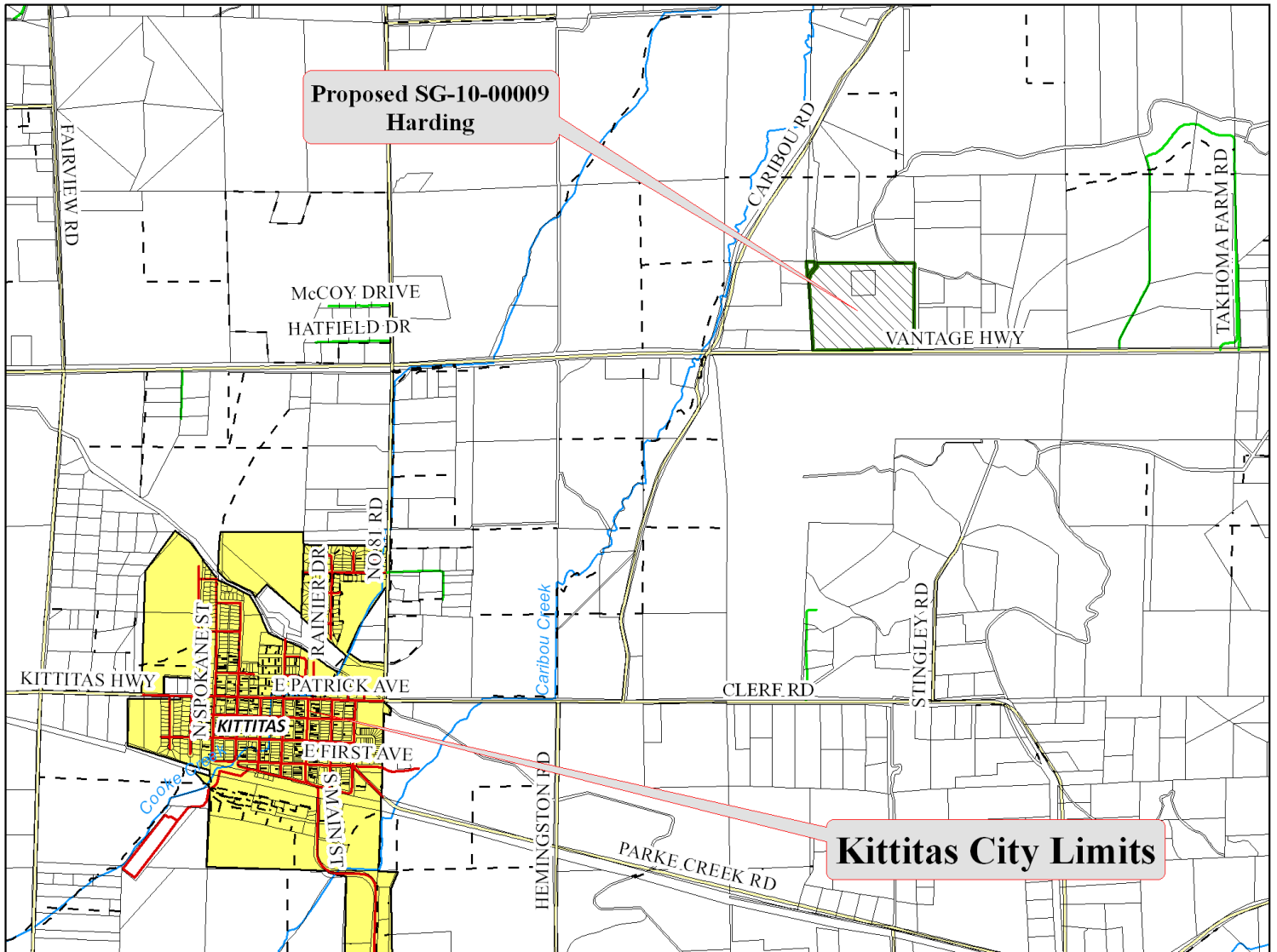
Yes  No Airport Zones within Parcel Zone:

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





**Proposed SG-10-0009  
Harding**

**Kittitas City Limits**



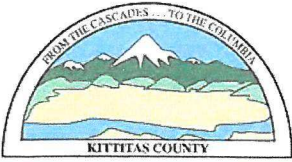


**Proposed SG-10-0009  
Harding**

**CARIBOURD**

**VANTAGE HWY**





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: SG-10-00009  
BL-10-00015

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

Assessor's Office  
Kittitas County Courthouse  
205 W 5<sup>th</sup>, 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 5<sup>th</sup>, 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 of existing lot lines and proposed lot lines with distances of all existing structures, well heads and septic drainfields.
- Signatures of all property owners.

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 Administrative Segregation (\$630 CDS/\$130 FM)  
X SEGREGATED INTO 3 LOTS,

\$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)  
B LA BETWEEN PROPERTY OWNERS  
X BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

\$50 COMBINATION  
\_\_\_ COMBINED AT OWNERS REQUEST

\$166 MINOR BOUNDARY LINE ADJUSTMENT (\$101 CDS/\$65FM)  
\_\_\_ B LA BETWEEN PROPERTY OWNERS  
\_\_\_ BLA BETWEEN PROPERTIES IN SAME OWNERSHIP

PAID  
APR 01 2010

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

X \_\_\_\_\_

DATE:

04-01-10

RECEIPT #

7351  
7352



NOTES:

**REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS** BLA  
THIS FORM MUST BE SIGNED BY COMMUNITY DEVELOPMENT SERVICES AND THE TREASURER'S OFFICE PRIOR TO SUBMITTAL TO THE ASSESSOR'S OFFICE.

**1. Contact information:**

Harding C/O Cruse and Assoc.  
Applicant's Name  
Ellensburg  
City  
962-8242  
Phone number

P.O. Box 959  
Address  
WA, 98926  
State, Zip Code  
cruseandassoc@kvalley.com  
Email Address



**2. Street address of property:**

Address: 11621 Vantage Hwy.  
City/State/ZIP: Ellensburg, WA 98926

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

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
<u>18-20-31000-0015</u>	<u>20 Ac., 20 Ac.,</u>
<u>20 Ac., 26.02 Ac.,</u>	<u>Co. 23A - 7.02 Ac. Remainder</u>
<u>1 Ac. North of KRD R/W</u>	<u>Final Lot Configuration as</u>
	<u>per Record of Survey</u>

*Handwritten notes: Co. 23A - 7.02 Ac. Remainder, CCL 12/17/2010*

Applicant is:  Owner  Purchaser  Lessee  Other

Retto Harding Chris Cruse  
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) Deed Recording Vol. \_\_\_\_ Page \_\_\_\_ Date \_\_\_\_ \*\*Survey Required: Yes \_\_\_ No \_\_\_
- This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: 11299-1 Parcel Creation Date: \_\_\_\_\_  
Last Split Date: \_\_\_\_\_ Current Zoning District: Agriculture 20  
Review Date: 4/15/2010 By: Jeff Watson  
\*\*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.

Edited 6/5/09 dv

COPY

See next page for signatures



REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

BLA

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

1. Contact information:

Harding C/O Cruse and Assoc.
Applicant's Name
Ellensburg
City
962-8242
Phone number

P.O. Box 959
Address
WA, 98926
State, Zip Code
cruseandassoc@kvalley.com
Email Address

2. Street address of property:

Address: 11621 Vantage Hwy.
City/State/ZIP: Ellensburg, WA 98926

3. Zoning Classification: AG-20

Original Parcel Number(s) & Acreage
(1 parcel number per line)
18-20-31000-0015
20 Ac., 26.02 Ac.,
1 Ac. North of KRD R/W

New Acreage
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)
20 Ac., 20 Ac.,
7.02 Ac. Remainder
Final Lot Configuration as
per Record of Survey

Applicant is: \_\_\_ Owner \_\_\_ Purchaser

\_\_\_ Lessee \_\_\_ X Other

Rietto Harding
Owner Signature Required

Chris Cruse
Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: 2010 Pd in Full

By: J Coppock
Kittitas County Treasurer's Office

Date: 12-20-2010

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 \_\_\_
(X) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: 11299-1

Parcel Creation Date: -

Last Split Date: -

Current Zoning District: Agriculture 20

Review Date: 4/15/2010

By: Jeff Watson

\*\*Survey Approved: 12/20/2010

By: J. R. [Signature]

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ORIGINAL



Seg

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

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

1. Contact information:

Harding C/O Cruse and Assoc.
Applicant's Name
Ellensburg
City
962-8242
Phone number

P.O. Box 959
Address
WA, 98926
State, Zip Code
cruseandassoc@kvalley.com
Email Address

2. Street address of property:

Address: 11621 Vantage Hwy.
City/State/ZIP: Ellensburg, WA 98926

3. Zoning Classification: AG-20

Original Parcel Number(s) & Acreage
(1 parcel number per line)
18-20-31000-0015 47.02 Ac.

New Acreage
(Survey Vol. \_\_\_\_, Pg \_\_\_\_ )
20 Ac., 26.02 Ac.,
1 Ac. North of KRD R/W

Applicant is: Owner Purchaser

Lessee X Other

Owner Signature Required (Signature of Ruthe Harding)

Applicant Signature (if different from owner) (Signature of Chris Cruse)

Treasurer's Office Review

Tax Status: 2010 Pd in Full

By: J Coppock
Kittitas County Treasurer's Office

Date: 12-20-2010

Community Development Services Review

- (X) This segregation meets the requirements for observance of intervening ownership.
(X) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04 Sec. 05 )
( ) This segregation does meet Kittitas County Code Subdivision Regulations (Ch. 16.04.020 (5)
Deed Recording Vol. \_\_\_\_ Page \_\_\_\_ Date \_\_\_\_ \*\*Survey Required: Yes \_\_\_\_ No \_\_\_\_
( ) This BLA meets the requirements of Kittitas County Code (Ch. 16.08.055).

Card #: 11299-1

Parcel Creation Date: -

Last Split Date: -

Current Zoning District: Agriculture 20

Review Date: 4/15/2010

By: Jeff Watson

\*\*Survey Approved: 12/20/2010

By: JAWat

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.

ORIGINAL

