

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

August 13, 2008

Mr. Leonard L. Zak
23453 30th Avenue South, sp-5
Kent, WA 98032

RE: Zak Combination (CB-08-00003)

Dear Mr. Zak,

Kittitas County Community Development Services has reviewed the proposed combination application and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, Please note the following items that must be completed to complete the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Please be advised that once two parcels have been combined, they cannot be separated again while zoned Rural-3, pursuant to KCC 17.30.040.
3. Final packet will be submitted by Community Development Services to the Kittitas County Assessor's Office to finalize the boundary line adjustment.

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

Sincerely,

Jeff Watson
Staff Planner

Attachments: CB Application
Kittitas County Public Works Comments

cc. Assessor's Office

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION



- 2 -

I would like
to keep the current
street address for
reference for the Fire
Department & Aid Unit
if I could.

Thank you,
Leonard L. Zak



July 11th

I have paid the
property taxes on both
properties.

My address at
Easton is P.O. Box 493
Easton, WA, 98925, also
my street address is
50 Rally Way
Easton, WA, 98925

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

RECEIVED
 KITTITAS COUNTY

CB-08-00003

REQUEST FOR PARCEL SEGREGATION, PARCEL COMBINATION AND BOUNDARY LINE ADJUSTMENT

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

RECEIVED
 JUL 30 2008
 Community Development Services
 Kittitas County Permit Center
 411 N Ruby, Suite 2
 Ellensburg, WA 98926
 KITTITAS COUNTY
 DEPT. OF PUBLICWORKS

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.

LEONARD L. ZAK
 Property Owner Name

23453 30th Ave SE, SP-5
 Mailing Address

253-709-6475 Cel
206-978-2769 Home
 Contact Phone

KENT WA, 98032
 City, State, ZIP

Zoning Classification R3

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

Action Requested

New Acreage
 (Survey Vol. _____, Pg _____)

20-13-11050-0060 .29

___ SEGREGATED INTO ___ LOTS

20-13-11050-0059 .29

___ "SEGREGATED" FOR MORTGAGE PURPOSES ONLY

RECEIVED

___ SEGREGATED FOREST IMPROVEMENT SITE

JUL 11 2008

___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE ONLY PARCEL

KITTITAS COUNTY
 CDS

___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OWNERS

___ BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTIES IN SAME OWNERSHIP

COMBINED AT OWNERS REQUEST

Applicant is: Owner

___ Purchaser

___ Lessee

___ Other

Owner Signature Required

Applicant Signature (if different from owner)

Leonard L. Zak

Treasurer's Office Review

Tax Status: 2008

By: [Signature]
 Kittitas County Treasurer's Office

Date: 8/11/08

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: R-3

Review Date: 8/11/2008

By: [Signature]

FINAL APPROVAL
 **Survey Approved: 8/13/2008

By: [Signature]



- 2 -

I would like to keep the current street address for reference for the Fire Department & Aid Unit if I could.

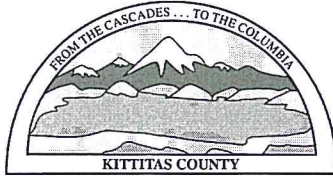
Thank you,
Leonard L. Zap



July 11th

I have paid the property taxes on both properties.

My address at Easton is P.O. Box 493 Easton, WA, 98925, also. My street address is 50 Rally Way Easton, WA, 98925



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *cw*
DATE: July 31, 2008
SUBJECT: Zak CB-08-03. 21-13-07051-0001, -0002.

The Public Works Department has reviewed the Request for Parcel Combination 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. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.

BE SPLIT ONCE COMBINED

Preliminary Submittal Requirements:

Review Date: 25 July 2008
Tax Parcel: 20-13-11050-0060, 0059

Date Received: 11 July 2008

File Number: CB-08-00003

Date Project Completed

Planner

- 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 # Easton #3
- Located within Irrigation District: NO
- School District: Easton SD
- UGA
- UGN Easton
- Rezone
- Adjacent Subdivisions

Letter sent to Irrigation District Date: _____

Critical Areas Check

Date _____ Planner Signature: _____

Zoning: R-3

Lot Size:

Required Setbacks: F 25 S 15 R 15

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: _____
- Fish & Wildlife Conservation Area? Type of Habitat: _____ Water Type: _____
- Wetland? Buffer requirement: _____

Geologic Hazard Areas:

- Seismic 0-1
- 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

The BPA layers are on the Critical Area, remember they have around a 100' – 200' easement around these wires. We will hopefully get this easement layer soon, but for now we have the line locations. When BPA lines are identified in proximity to a proposed structure, a note on the critical area should inform the applicant and should include the phone number of the BPA real estate service member (Michelle Doiron, Realty Specialist 1800-836-6619). There is an application they have fill out for any work within a BPA easement they can get from her. So we won't hold up critical areas for this, but should make sure applicants are aware of the BPA issues on the property by putting clearly in the "note section" or any other way you can think of making sure applicants are aware of the possible easement issue.

NOTES:

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- The Final plat shall be drawn on polyester film in a neat and legible manner.
- Drawn on 18" x 24" sized paper.
- The Perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat.
- A Marginal line shall be drawn completely around each sheet, leaving an entirely blank margin on one inches on the sides.
- The scale shall be 1" = 200', or greater, unless otherwise approved by the director.
- All lettering shall be printed with permanent ink.
- Each sheet of the final plat shall contain the subdivisions name at the top of the sheet in large letters followed underneath with the section, township, range, county and state. The space for recording the receiving number is in the upper right hand corner, sheet numbers at the bottom of the sheets.
- It shall show all courses and distances necessary to re-stake any portion of said plat.
- Required monuments shall be shown together with a legend of monuments on the face of each plat sheet. (Ord. 2005-31, 2005)