

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"

April 17th, 2009

Chuck Cruse
Cruse and Associates
P.O. Box 959
Ellensburg WA 98926

RE: Anderson Segregation, File Number SG-08-00041
Parcel Number: 18-19-33010-0013

Dear Mr. Cruse,

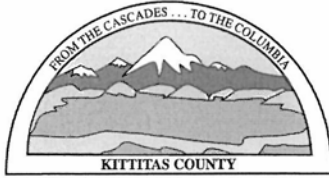
Kittitas County Community Development Services has reviewed the proposed segregation application and hereby grants *final approval* to the referenced segregation. Pursuant to Kittitas County Code Title 16, 17.08.322, and 17.60B please note the following items which must be addressed to complete the process:

1. Refer to the attached Kittitas County Public Works Memo for additional information.
2. It is my understanding that you wish to submit this application to the Kittitas County Assessor's Office to finalize the segregation.

Sincerely,

Jeff Watson
Staff Planner

Attachments: Kittitas County Public Works Comments
Parcel Segregation Application
Segregation Survey



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: April 1, 2009
SUBJECT: Anderson SG-08-00041. 18-19-33010-0013.

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 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.08.00041

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.

SCOTT ANDERSON
Property Owner Name
962-8242
Contact Phone

C/O Chuck Cruse
Mailing Address, City, State, ZIP code
Zoning Classification COM. AG
(required)

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

Action Requested

New Acreage
(Survey Vol. ____, Pg ____)

18-19-33010-0013 48.19

SEGREGATED INTO 2 LOTS

25.59, 22.60

"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


Owner Signature Required


Applicant Signature (if different from owner)

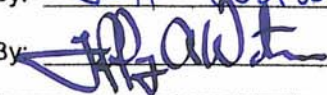
RECEIVED
DEC 17 2008
KITTITAS COUNTY
CDS

Treasurer's Office Review

Tax Status: _____ By: _____ Date: _____
Kittitas County Treasurer's Office

Community Development Services Review

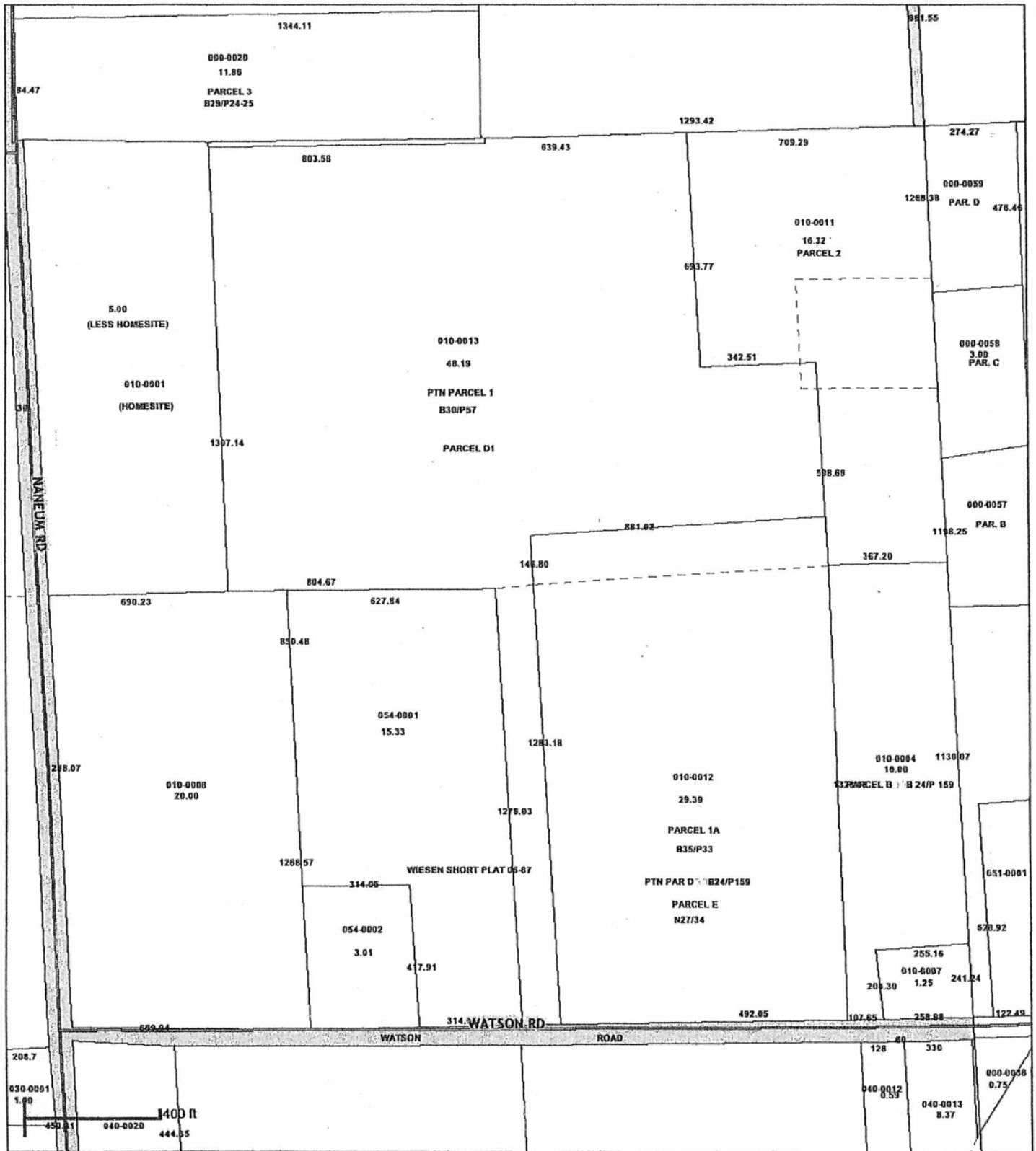
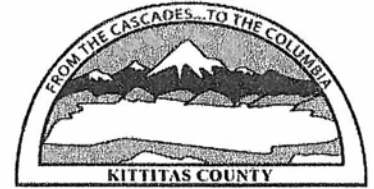
- This segregation meets the requirements for observance of intervening ownership.
- This exemption meets the requirements for a Boundary Line Adjustment pursuant to Kittitas County Code Chapter 16.04.020 (2)
- This exemption meets the requirements for an Administrative Segregation pursuant to Kittitas County Code Chapter 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)

Card #: _____ Parcel Creation Date: _____
Last Split Date: _____ Current Zoning District: COMM AG
Review Date: 1/21/2009 By: Jeff Watson
**Survey Approved: 4/17/2009 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 6/1/08

EXISTING

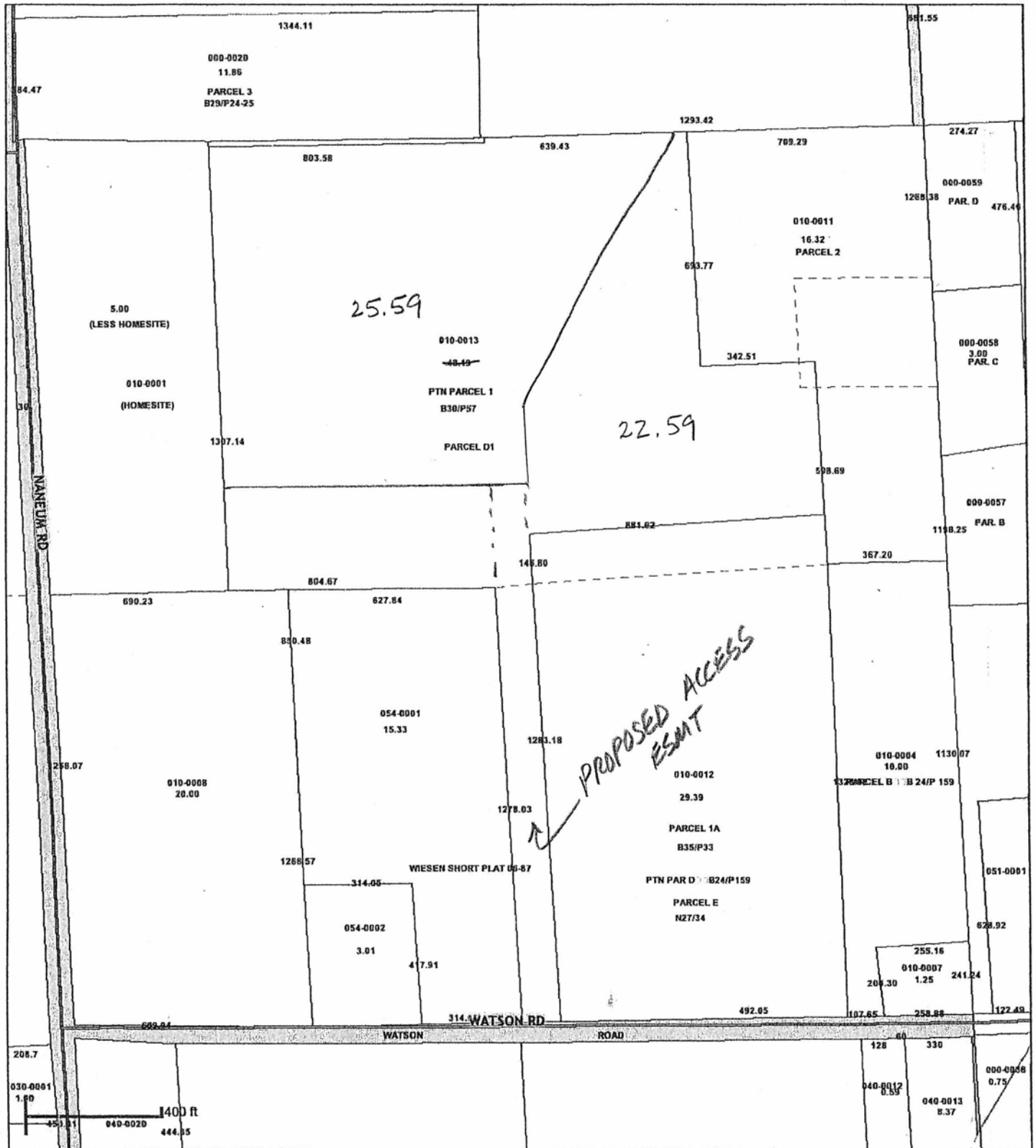
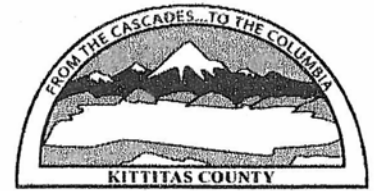
COMPAS Mapping System



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.

PROPOSED

COMPAS Mapping System



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4/17/2009 9:55 AM

Jeff Watson

From: Keli Bender [krd.keli@fairpoint.net]
Sent: Friday, April 17, 2009 6:10 AM
To: Jeff Watson
Subject: Re: Scott Anderson

SG-08-00041?

----- Original Message -----

From: Jeff Watson
To: Keli Bender
Sent: Thursday, April 16, 2009 7:54 AM
Subject: RE: Scott Anderson

Do you have a file number for this, the name isn't ringing any bells.

JW

From: Keli Bender [mailto:krd.keli@fairpoint.net]
Sent: Wednesday, April 15, 2009 10:00 AM
To: Jeff Watson
Subject: Fw: Scott Anderson

FYI

----- Original Message -----

From: Keli Bender
To: cruse and associates
Sent: Tuesday, March 31, 2009 11:20 AM
Subject: Scott Anderson

Good morning Chuck;
Scott Anderson was in this morning and completed his water distribution plan. He has met all of the KRD requirements. If you need additional information, please let me know.
Keli
Keli R. Bender
KRD Lands Clerk/RRA
krd.keli@elltel.net



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"Building Partnerships – Building Communities"

February 2, 2009

Chuck Cruse
P.O. Box 959
Ellensburg WA 98926

RE: Anderson Parcel Segregation, SEG-08-00041

Dear Mr. Cruse,

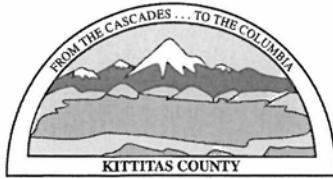
Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval 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. KRD requirements will need to be met.
4. 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



KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: January 27, 2009
SUBJECT: Anderson SG-08-00041. 18-19-33010-0013.

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. 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 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.
- 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.

Preliminary Submittal Requirements: Anderson SG-08-00041

Date Received: **12/17/2008**

Review Date: **1/12/2009**

Tax Parcel:

14770 18-19-33010-0013

File Number:

SG-08-00041

Planner

Jeff Watson

Y N

- 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 if less than twenty acres)

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: **KRD**
- School District: **Ellensburg**
- UGA **No**

Critical Areas Check

Date **1/12/2009** Planner Signature:

Zoning: **Commercial AG**

Lot Size: **48.19 Acres**

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

Y N

- Does SEPA Apply? (More than 8 lots, required by a Rezone, or Upper County)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: Zone:
- Fish & Wildlife Conservation Area? Type of Habitat: Water Type:
- Wetland? Buffer requirement: **PEMC**
- Seismic
- Mine
- Steep Slope
- Airport Zone? Zone:
- Forest Service Roads? Road:
- BPA Easement Located on Property? Letter Sent to BPA Date:
- Additional Approvals Required? Type