

## 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

October 11, 2007

Cruse & Associates  
PO Box 959  
Ellensburg, WA 98926

RE: Kinzer Segregation – SEG-07-115

Dear Chuck,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **conditional 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 parcel segregation and must be submitted to our offices for review:

1. A revised legal description displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. The proposed access to the newly created lots with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards prior to final approval.
3. Full year's taxes must be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
4. In order to provide irrigation water to newly created lots, administrative segregations must meet KCC Subdivision Code Chapter 16.18 Irrigation requirements. A certificate/letter of approval must be received from the irrigation entity representative stating that the proposed parcel creation meets the irrigation entity requirements (KCC 16.18.030). It is the applicant's responsibility to contact the related irrigation district to fulfill any irrigation district requirements. The subject property is shown to be within the KRD irrigation district.
5. Please see the attached memo from the Kittitas County Department of Public Works for specific issues and additional requirements that need to be resolved prior to final approval.

If you have any questions, please contact our office.

Sincerely,

Mackenzie Moynihan  
Staff Planner

cc: KRD

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

FEES: \$425 Admin Segregation per page  
\$100 Major Boundary Line Adjustment per page  
\$50 Minor Boundary Line Adjustment per page  
\$50 Combination

Randy

RECEIVED

KITTITAS COUNTY  
ELLENSBURG, WA 98926

Assessor's Office  
County Courthouse Rm.101

Planning Department  
County Courthouse Rm. 182

Treasurer's Office  
County Courthouse Rm. 102

SEG  
BLA-07-  
115

REQUEST for PARCEL SEGREGATION and BOUNDARY LINE ADJUSTMENTS

Must be signed by the County Community Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

Kimzer Co Cruise Assoc  
Applicant's Name  
Ellensburg  
City

PO Box 959  
Address  
WA, 98926  
State, Zip Code  
962-8242  
Phone (Work)

Phone (Home)

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

Action Requested

New Acreage  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

17-20-28000-0012  
48.00 AC

- SEGREGATED INTO 2 LOTS
- "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

28.00 and 20.00 AC

Applicant is: Owner Purchaser Lessee Other

[Signature]  
Owner Signature Required

Other

Treasurer's Office Review

Tax Status: \_\_\_\_\_

By: \_\_\_\_\_  
Kittitas County Treasurer's Office

Date: \_\_\_\_\_

Planning Department Review

- ( ) This segregation meets the requirements for observance of intervening ownership.
- (-)- This segregation does not 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's) 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 applicable short subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: \_\_\_\_\_

Parcel Creation Date: \_\_\_\_\_

Last Split Date: \_\_\_\_\_

Current Zoning District: A620

Review Date: 10/2/07

By: [Signature]

\*\*Survey Approved: \_\_\_\_\_

By: \_\_\_\_\_

Notice: Kittitas County does not guarantee a building site, legal access, available water, or septic areas for parcels receiving approval for BLA's or segregation. Please allow 3-4 weeks for processing.

FEES: \$425 Administrative Segregation per page  
\$100 Major Boundary Line Adjustment per page  
\$50 Minor Boundary Line Adjustment per page  
\$50 Combination

RECEIVED  
KITTITAS COUNTY  
TREASURER'S OFFICE

KITTITAS COUNTY  
ELLENSBURG, WA 98926

Assessor's Office  
County Courthouse Rm. 101

Planning Department  
County Courthouse Rm. 182

Treasurer's Office  
County Courthouse Rm. 102

SEG  
BLA-07-  
115

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Must be signed by the County Community Planning Department and Treasurer's Office. It will not be accepted by the Assessor's Office until fully completed.

Kimberly Cruse Assoc  
Applicant's Name  
Ellensburg  
City

PO Box 959  
Address  
WA, 98926  
State, Zip Code  
9102-8242  
Phone (Work)

Phone (Home)

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

Action Requested

New Acreage  
(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

17-20-28000-0012  
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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

Other

Treasurer's Office Review

Tax Status: \_\_\_\_\_

By: \_\_\_\_\_  
Kittitas County Treasurer's Office

Date: \_\_\_\_\_

Planning Department Review

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Review Date: \_\_\_\_\_

By: \_\_\_\_\_

\*\*Survey Approved: \_\_\_\_\_

By: \_\_\_\_\_

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## Mackenzie Moynihan

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**From:** Keli Bender [krd.keli@fairpoint.net]  
**Sent:** Friday, October 19, 2007 9:24 AM  
**To:** Mackenzie Moynihan  
**Subject:** Kinzer

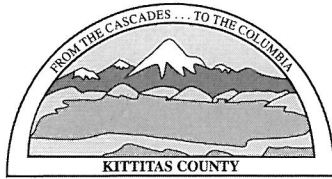
Good morning Mackenzie;

This is in regards to the Kinzer segregation SEG-07-115. This property is within the boundaries of the KRD and all parcels contain irrigable ground. Mr. Kinzer will need to comply with the requirements set forth in the KRD General Guidelines for Subdivisions prior to approval. If you need additional information, please let me know.

Keli

Keli R. Bender  
KRD Lands Clerk/RRA  
(509) 925-6158

10/19/2007



# KITITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

TO: Mackenzie Moynihan, Staff Planner, Community Development Services  
FROM: Randy Carbary, Planner II *RC*  
DATE: October 8, 2007  
SUBJECT: Kinzer SEG 07-115 17-20-28000-0012

RECEIVED  
OCT 09 2007  
KITITAS COUNTY  
CDS

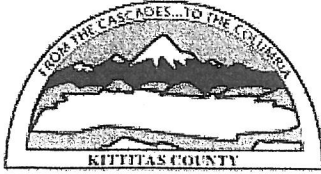
The Public Works Department has reviewed the Request for Parcel Segregation Application. In order to ensure that it meets current Kittitas County Road Standards, the applicant needs to provide the following prior to final approval:

1. The proposed access with appropriate easement(s) shall be shown and shall conform to applicable Kittitas County Road Standards.
2. A revised legal description that describes the final configuration of the subject property shall be required.

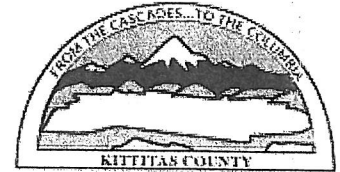
The applicant needs to be aware of the following:

- 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.



# Kittitas County Assessor



Marsha Weyand  
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: 855636  
Map Number: 17-20-28000-0012  
Situation: 00820 BARE RD ELLENSBURG  
Legal: ACRES 48.00, CD. 11117-1-2; SEC 28, TWP 17,  
RGE 20 NW1/4 LYING W. OF KRD EXC. N. 668'

### Ownership Information

Current Owner: KINZER, SANFORD ETUX  
Address: 820 BARE RD  
City, State: ELLENSBURG, WA  
Zipcode: 98926-

### Assessment Data

Tax District: 26  
Open Space: YES  
Open Space Date: 1/1/1989  
Senior Exemption:  
Deeded Acres: 48  
Last Revaluation for Tax Year:

### Market Value

Land: 209,000  
Imp: 171,540  
Perm Crop: 0  
Total: 380,540

### Taxable Value

Land: 27,100  
Imp: 171,540  
Perm Crop: 0  
Total: 198,640

### Sales History

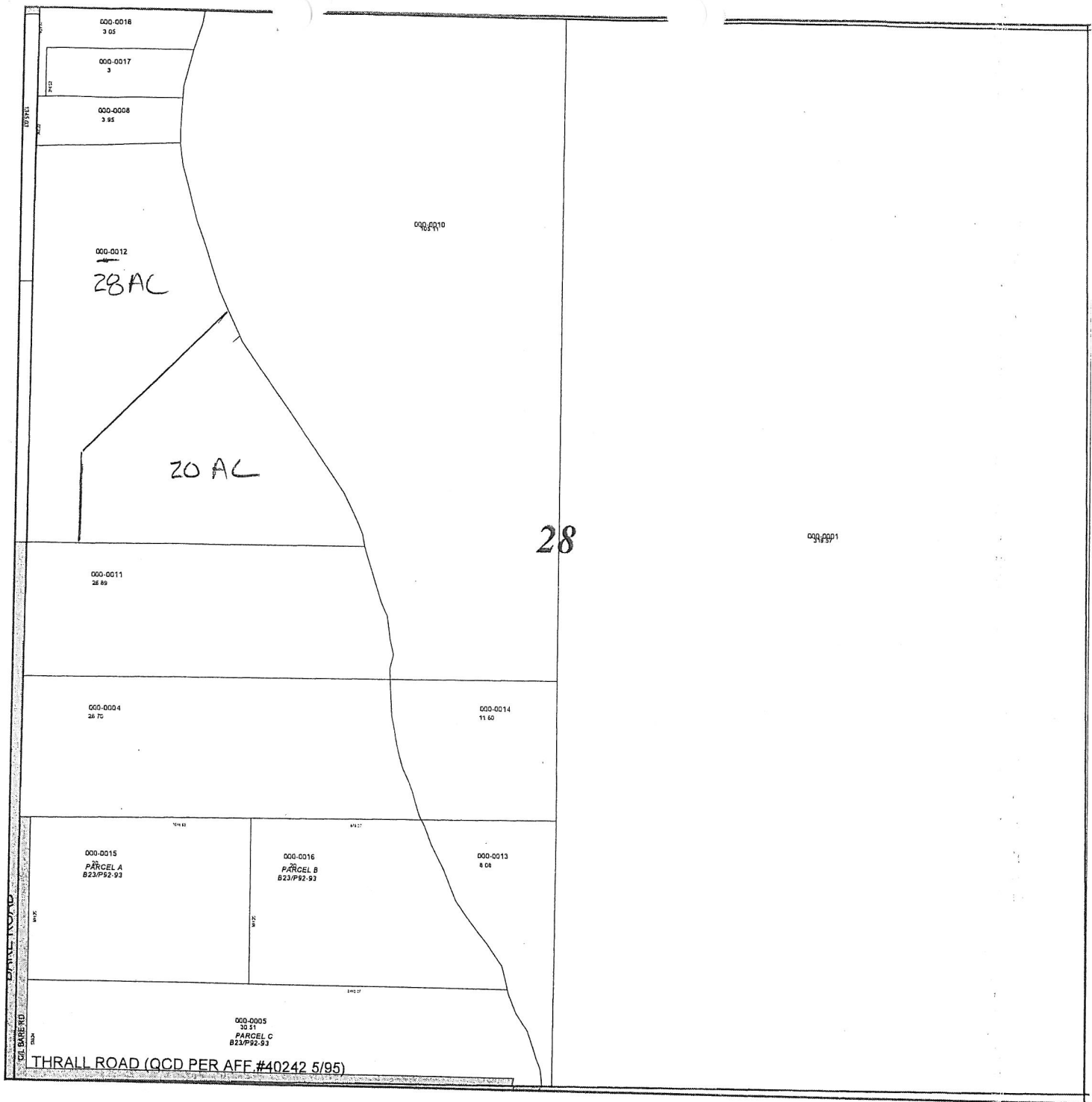
Date	Book & Page	# Parcels	Grantor	Grantee	Price
06-27-2005	2005-1558	1	BARNETT, EDWARD E. ETUX	KINZER, SANFORD ETUX	390,000
12-01-1989	2872000	1	DONALD C. WINCHELL ETUX	MICHAEL T. MEYER ETUX	
12-01-1989	2866500	1	MICHAEL T. MEYER ETUX	BARNETT, EDWARD E. ETUX	89,000

**Building Permits**  
NO ACTIVE PERMITS!

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2007	KINZER, SANFORD ETUX	27,100	171,540	0	198,640	0	198,640	<a href="#">View Taxes</a>
2006	KINZER, SANFORD ETUX	20,780	118,270	0	139,050		139,050	<a href="#">View Taxes</a>
2005	KINZER, SANFORD ETUX	20,780	118,270		139,050		139,050	<a href="#">View Taxes</a>
2004	KINZER, SANFORD ETUX	20,780	118,270		139,050		139,050	<a href="#">View Taxes</a>
2003	KINZER, SANFORD ETUX	20,780	118,270		139,050		139,050	<a href="#">View Taxes</a>
2002	KINZER, SANFORD ETUX	38,900	111,100		150,000		143,000	<a href="#">View Taxes</a>

### Photos/Sketches



Township: 17 Range: 20 Section: 28

Copyright (C) 2002 Kittitas County  
 Kittitas County Assessor's Office  
 205 W 5th, Courthouse Room 101  
 Ellensburg, WA 98926  
 (509)962-7501  
 Data Set: 6/5/2006 6:28:15 PM



**ParcelView 4.0.1**

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessors Office does not warrant its accuracy.

SORENSEN RD

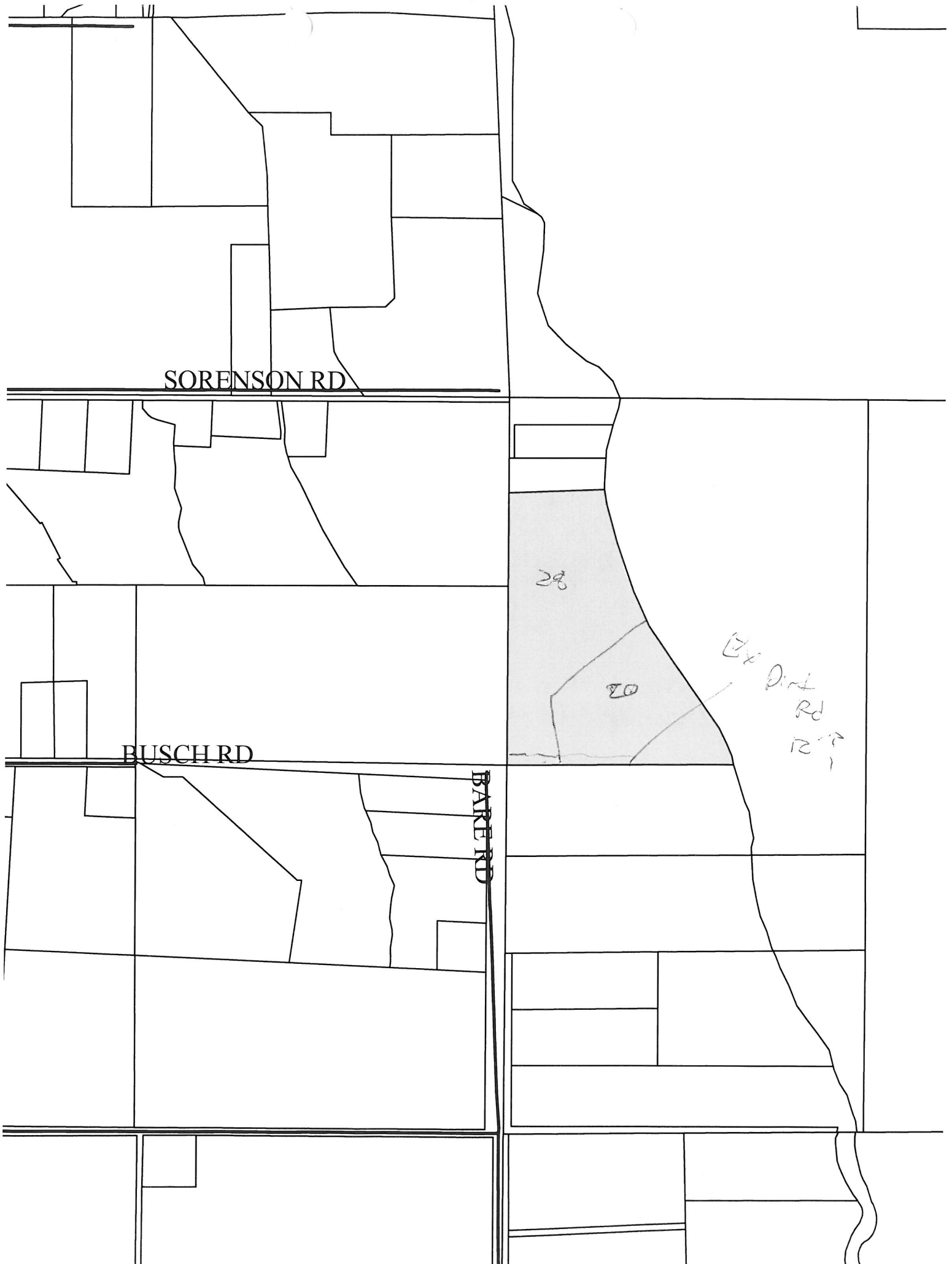
BUSCH RD

BARE RD

29

20

Ex Dir Rd  
Rd  
12' 1





PW  
9/29/07  
Randy

KITTITAS COUNTY CDS  
411 N. Ruby Suite #2  
ELLENSBURG, WA 98926

**CASH RECEIPT**

Date 7.23.07 052561

Received From Sanford Kinzer

Address 1200 N Dollarway # 110  
Ellensburg WA 98926

For Admin Seg App

Dollars \$ 425<sup>00</sup>

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	<u>425<sup>00</sup></u>	CHECK	<u>1125<sup>00</sup></u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

17-20-28000-0012  
By KOA