

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: BL-10-00026

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 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)
___ SEGREGATED INTO ___ LOTS,

\$265 Major Boundary Line Adjustment (\$200 CDS/\$65 FM)
___ B LA BETWEEN PROPERTY OWNERS
___ 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

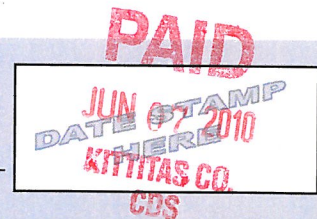
FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X [Signature]

DATE: 06-07-10

RECEIPT # _____



NOTES: _____

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:

WILLIAM ~~ET AL~~ TIBBATS / JONDAVID ECKMAN ETUX
Applicant's Name
CLE ELUM
City
(509) 674-7433
Phone number

% ENCOMPASS ENGR. & SURV. 108 E. 2ND STREET
Address
WA 98922
State, Zip Code
Email Address

2. Street address of property:

Address: 323 TEANAWAY MEADOWS
City/State/ZIP: CLE ELUM WA 98922

3. Zoning Classification: RURAL 3 & FOREST AND RANGE

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

20-16-05030-0002 (764835) 3.63 ACRES

20-16-05020-0016 (937636) 27.77 ACRES


New Acreage
(Survey Vol. ____, Pg ____)

3.41 ACRES

27.99 ACRES

Applicant is: Owner Purchaser Lessee Other


Owner Signature Required


Applicant Signature (if different from owner)

Treasurer's Office Review

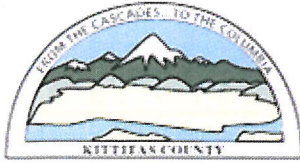
Tax Status: _____ By: _____ Date: _____
Kittitas County Treasurer's Office

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 #: _____ Parcel Creation Date: _____
Last Split Date: _____ Current Zoning District: _____
Review Date: _____ By: _____
**Survey Approved: _____ By: _____

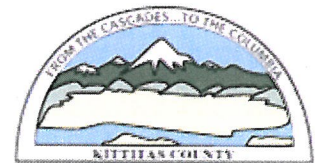
Notice: Kittitas County does not guarantee a buildable site, legal access, available water or septic areas, for parcels receiving approval for a Boundary Line Adjustment or Segregation.



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: 764835
Map Number: 20-16-05030-0002
Situs: 00323 \TEANAWAY MEADOWS CLE ELUM
Legal: ACRES 3.63, CD. 6764-1-3; SEC. 5; TWP. 20; RGE. 16; PTN. N1/2 SW1/4

Ownership Information

Current Owner: TIBBATTS, WILLIAM A & TIBBATTS, TERRY L
Address: 32615 46TH PL S
City, State: AUBURN WA
Zipcode: 98001

Assessment Data

Tax District: 44
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 3.63
Last Revaluation for Tax Year:

Market Value

Land: 183,560
Imp: 39,560
Perm Crop: 0
Total: 223,120

Taxable Value

Land: 183,560
Imp: 39,560
Perm Crop: 0
Total: 223,120

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
04-01-1996	1536	1	TIBBATTS, WILLIAM A &	TIBBATTS, WILLIAM A &	10,000
12-01-1995	1103	2	TIBBATTS, WM.	TIBBATTS, WILLIAM A &	

Building Permits

NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	TIBBATTS, WILLIAM A &	183,560	39,560	0	223,120	0	223,120	View Taxes
2009	TIBBATTS, WILLIAM A &	109,730	29,290	0	139,020	0	139,020	View Taxes
2008	TIBBATTS, WILLIAM A &	109,730	29,290	0	139,020	0	139,020	View Taxes
2007	TIBBATTS, WILLIAM A &	109,730	29,290	0	139,020	0	139,020	View Taxes
2006	TIBBATTS, WILLIAM A &	109,730	29,290	0	139,020	0	139,020	View Taxes
2005	TIBBATTS, WILLIAM A &	74,730	25,150	0	99,880	0	99,880	View Taxes

[Photos/Sketches](#)

File date: 5/3/2010 8:46:48 PM

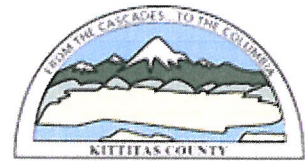




Marsha Weyand
Assessor

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: 937636
Map Number: 20-16-05020-0016
Situs: 00250 \TEANAWAY MEADOWS CLE ELUM
Legal: ACRES 27.77, CD.#6764-1-A-1;SEC 5; TWP 20; RGE 16; PTN. W1/2 (PARCEL 4, SURVEY #539752)

Ownership Information

Current Owner: ECKMAN, JONDAVID ETUX
Address: 10223 423RD PL SE
City, State: NORTH BEND WA
Zipcode: 98045

Assessment Data

Tax District: 44
Open Space:
Open Space Date:
Senior Exemption:
Deeded Acres: 27.77
Last Revaluation for Tax Year:

Market Value

Land: 473,240
Imp: 71,040
Perm Crop: 0
Total: 544,280

Taxable Value

Land: 473,240
Imp: 71,040
Perm Crop: 0
Total: 544,280

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
10-01-1997	4602	1	CROMARTY, NORMAN J.	ECKMAN, JONDAVID ETUX	140,000
08-01-1991	3274700	4	CROMARTY ETUX, NORMAN J.	CROMARTY, NORMAN J.	

Building Permits

Permit No.	Date	Description	Amount
98-06093	6/29/1998	AGNEW BARN 2980 SF	38,781

5 Year Valuation Information

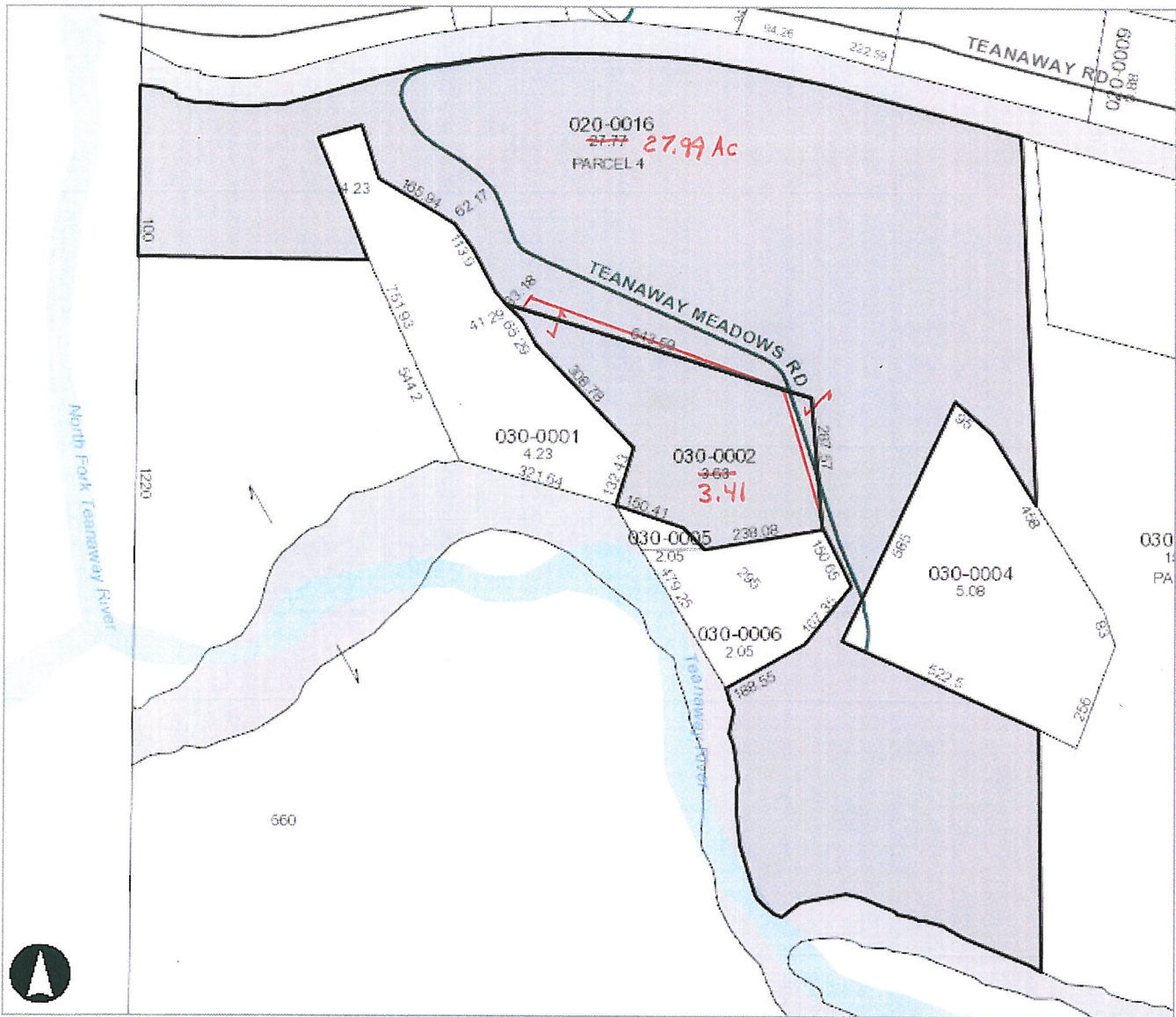
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2010	ECKMAN, JONDAVID ETUX	473,240	71,040	0	544,280	0	544,280	View Taxes
2009	ECKMAN, JONDAVID ETUX	295,780	61,280	0	357,060	0	357,060	View Taxes
2008	ECKMAN, JONDAVID ETUX	295,780	61,280	0	357,060	0	357,060	View Taxes
2007	ECKMAN, JONDAVID ETUX	295,780	61,280	0	357,060	0	357,060	View Taxes
2006	ECKMAN, JONDAVID ETUX	295,780	61,280	0	357,060		357,060	View Taxes
2005	ECKMAN, JONDAVID ETUX	198,620	51,140		249,760		249,760	View Taxes

[Photos/Sketches](#)

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ECKMAN/TIBBATTS PROPERTY - PROPOSED



Map Center: Township:20 Range:16 Section:5

Kittitas County 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, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



744835

704835

557436
951913

481336

SP-06-65
951914

R=1879.86'
C2

L=841.02'

$\Delta=25^{\circ}38'00''$

S76°46'41"E

470.94

L11

2
4.50 AC.

611.89'
335.79'

PARCEL 4
BK 17/PG 190

3
6.00 AC.

S77°05'56"E

794.32'

GATE
54835

APPROX.
FLOODPLAIN
ZONE A1
195.25'

S13°14'23"W
276.09'

448.34'

N68°45'46"W

643.59'

BARN

4
13.04 AC.

764835

N02°21'27"W
287.97'

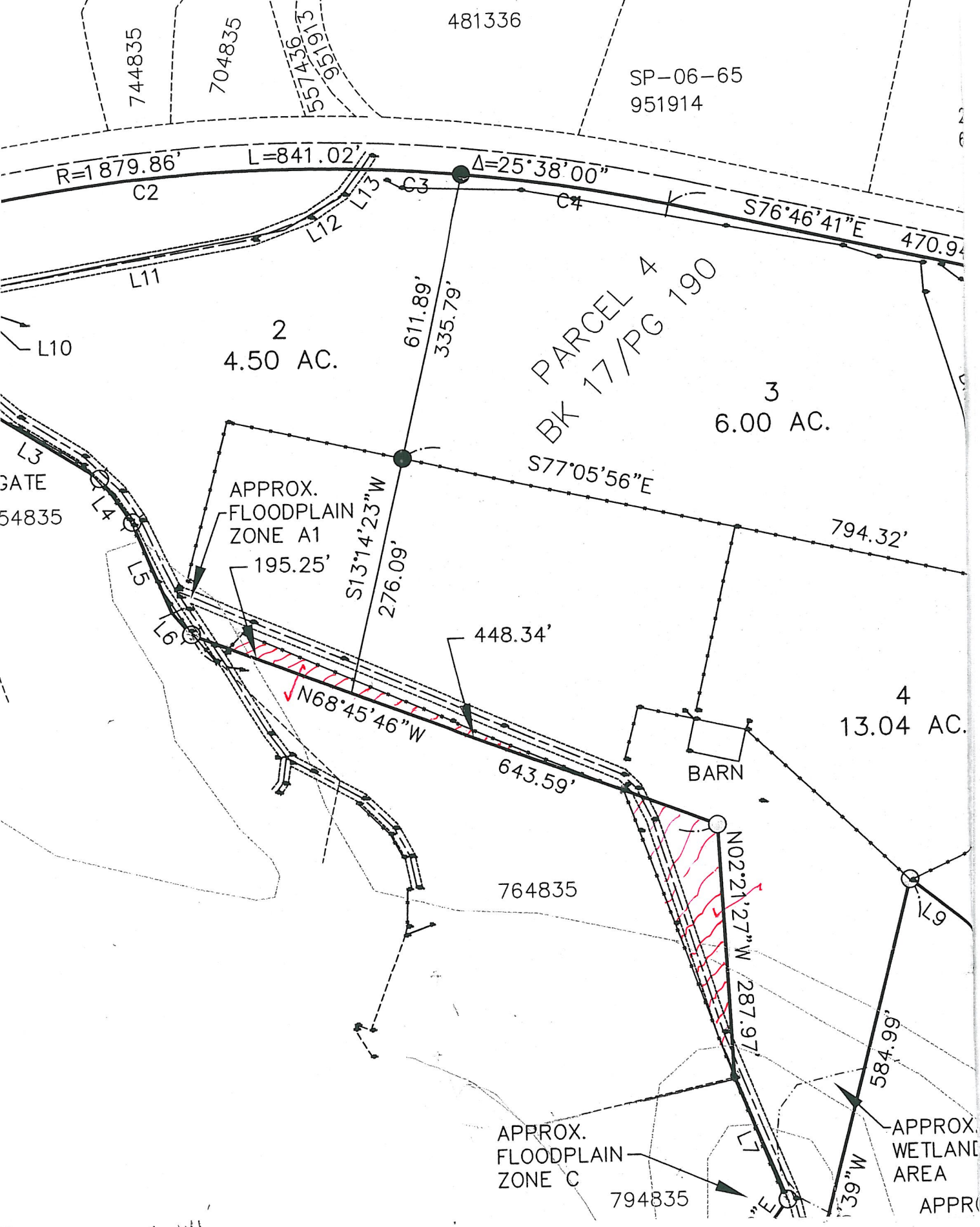
584.99'

APPROX.
FLOODPLAIN
ZONE C

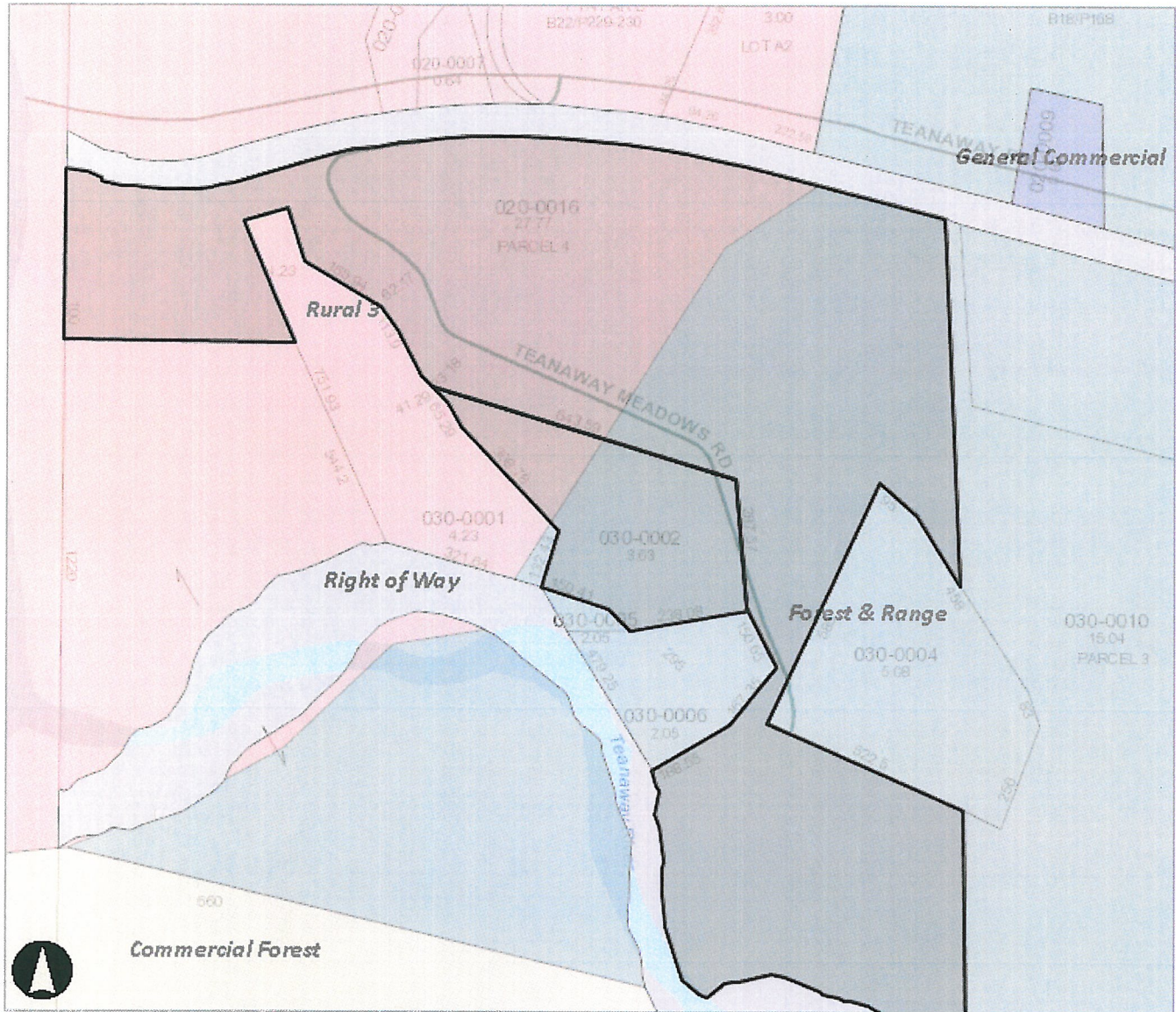
APPROX.
WETLAND
AREA

794835

APPROX.



ZONING MAP

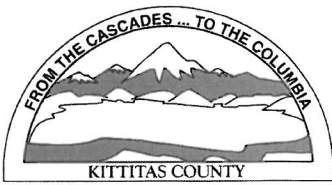


Map Center: Township:20 Range:16 Section:5

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KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00007955

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 010581

Date: 6/7/2010

Applicant: ENGINEERING ENCOMPASS

Type: check # 5144

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-10-00026	BOUNDARY LINE ADJUSTMENT MINOR	101.00
BL-10-00026	BLA MINOR FM FEE	65.00
	Total:	166.00