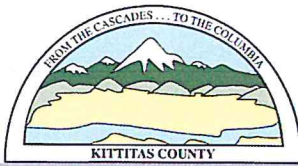


BL-16-00006



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"

**BOUNDARY LINE ADJUSTMENT**

(Adjustment of lot lines resulting in no new lots, as defined by KCC 16.10.010)

**NOTE: If this Boundary Line Adjustment is between multiple property owners, seek legal advice for conveyance of property. This form does not legally convey property.**

**Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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 ATTACHMENTS**

**Note: The following are required per KCC 16.10.020 Application Requirements. A separate application must be filed for each boundary line adjustment request.**

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields to scale.
- Signatures of all property owners.
- Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- Provide existing and proposed legal descriptions of the affected lots. Example: Parcel A - The North 75 feet of the West 400 feet of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 02; Township 20 North; Range 16 East; W.M.; Except the West 30 feet thereof for roads.
- A certificate of title issued within the preceding one hundred twenty (120) days.

For final approval (not required for initial application submittal):

- Full year's taxes to be paid in full.
- Recorded Survey.

**APPLICATION FEES:**

\$730.00 Kittitas County Community Development Services (KCCDS)

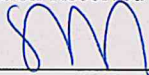

\$90.00 Kittitas County Department of Public Works

\$145.00 Kittitas County Fire Marshal

\$215.00 Kittitas County Public Health Department Environmental Health

**\$1,180.00 Total fees due for this application (One check made payable to KCCDS)**

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): 	DATE: <u>5/17/16</u>	RECEIPT # <u>29940</u>	

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

**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.)
- Assessor COMPAS Information about the parcels.

**GENERAL APPLICATION INFORMATION**

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form*

Name: Dustin Wallace  
Mailing Address: 550 Thrall Rd  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 509-607-9828  
Email Address: duwallace@gmail.com

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:**

Address: 550 Thrall Rd  
City/State/ZIP: Ellensburg WA 98926

**5. Legal description of property (attach additional sheets as necessary):**

Acres 9.48; CD. 10046-A; NW 1/4 NE 1/4; SEC 31, TWP 17, RGE 19  
Acres 4.00, CD. 10045; SEC. 31; TWP. 17; RGE 19; NE 1/4 N 1/2 W 1/2 of Wilson Creek LESS .97 CO. RD

**6. Property size:** 13.48 acres (acres)

**7. Land Use Information:** Zoning: Com. Ag. Comp Plan Land Use Designation: COMM. Ag

8. Existing and Proposed Lot Information

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

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

920333 9.48  
 640333 4.00  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

APPLICANT IS:  OWNER  PURCHASER  LESSEE  OTHER

AUTHORIZATION

9. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

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

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:

Signature of Land Owner of Record

(REQUIRED if indicated on application)

(Required for application submittal):

X \_\_\_\_\_ (date) \_\_\_\_\_

X Frank Wallace (date) 5/17/16

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

TREASURER'S OFFICE REVIEW

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

COMMUNITY DEVELOPMENT SERVICES REVIEW

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

Deed Recording Vol. \_\_\_\_\_ Page \_\_\_\_\_ Date \_\_\_\_\_ \*\*Survey Required: Yes \_\_\_\_\_ No \_\_\_\_\_

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

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

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

Current Zoning District: \_\_\_\_\_

Preliminary Approval Date: \_\_\_\_\_

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

Final Approval Date: \_\_\_\_\_

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

Dustin Wallace  
550 Thrall Rd  
Ellensburg WA 98926

BLA narrative

550 Thrall Rd.

I wish to do a boundary line adjustment for my two parcels. The total acreage within the two parcels is 13.48 acres, 9.48 acres and 4.00 acres. Currently the existing home is located on the 9.48 acres. With the boundary line adjustment the home will be located on the 4.00 acres. The water supply is a well. The well will be shared with the 9.48 acres when a future home is built. The property has a septic system as it's sewage disposal.

Dustin Wallace  
509-607-9828

RECEIVED  
JULY 17 2016  
KITITAS COUNTY  
CDS



# KITTITAS COUNTY WASHINGTON



## TAXSIFTER

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[PAYMENT CART\(0\)](#)

Marsha Weyand  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

Parcel#: 920333 Owner Name: WALLACE, DUSTIN L  
 DOR Code: 11 - Residential - Single Family Address1:  
 Situs: 550 THRALL RD ELLENSBURG Address2: PO BOX 1013  
 Map Number: 17-19-31010-0003 City, State: ELLENSBURG WA  
 Status: Zip: 98926-1926  
 Description: ACRES 9.48; CD. 10046-A; NW1/4 NE1/4; SEC 31, TWP 17, RGE 19  
 Comment: RECOMBINED OLD SR SEG WITH P# 15945, 15 FOR 16



2016 Market Value		2016 Taxable Value		2016 Assessment Data	
Land:	\$81,920	Land:	\$81,920	District:	22 - COR SD401 F02 H01 CO COF ST
Improvements:	\$77,970	Improvements:	\$77,970	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
<b>Total</b>	<b>\$159,890</b>	<b>Total</b>	<b>\$159,890</b>	Total Acres:	9.48000

### Ownership

Owner's Name	Ownership %
WALLACE, DUSTIN L	100 %

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
11/25/15	2015-2248	3	2015-2248	MUNGUIA, JOYCE A	WALLACE, DUSTIN L	\$170,000

### Building Permits

Permit No.	Date	Description	Amount
2010-00749	11/4/2010	100%-WOODSTOVE SWAP OUT	\$0.00
2001-10011	10/2/2001	100%-REROOF	\$3,500.00

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2016	WALLACE, DUSTIN L	\$81,920	\$77,970	\$0	\$159,890	\$0	\$159,890
2015	WALLACE, DUSTIN L	\$64,000	\$59,510	\$0	\$123,510	\$60,000	\$7,990
2014	MUNGUIA, JOYCE A	\$64,000	\$59,510	\$0	\$123,510	\$60,000	\$7,990
2013	MUNGUIA, JOYCE A	\$99,000	\$57,520	\$0	\$156,520	\$60,000	\$7,990
2012	MUNGUIA, JOYCE A	\$99,000	\$57,520	\$0	\$156,520	\$60,000	\$7,990

[View Taxes](#)

# Parcel Comments

Date	Comment
09/21/15	RECOMBINED OLD SR SEG WITH P# 15945, 15 FOR 16

## Property Images

Click on an image to enlarge it.



1.0.5642.25433

TX\_RollYear\_Search: 2016



# KITTITAS COUNTY WASHINGTON



## TAXSIFTER

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[PAYMENT CART\(0\)](#)

Marsha Weyand  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

Parcel#: 640333 Owner Name: WALLACE, DUSTIN L  
 DOR Code: 91 - Undeveloped - Land Address1:  
 Situs: THRALL RD ELLENSBURG Address2: PO BOX 1013  
 Map Number: 17-19-31010-0002 City, State: ELLENSBURG WA  
 Status: Zip: 98926-1926  
 Description: ACRES 4.00, CD. 10045; SEC. 31; TWP. 17; RGE. 19; NE1/4 NE1/4 N & W OF WILSON CREEK LESS .97 CO. RD.  
 Comment:

2016 Market Value		2016 Taxable Value		2016 Assessment Data	
Land:	\$18,000	Land:	\$18,000	District:	22 - COR SD401 F02 H01 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
<b>Total</b>	<b>\$18,000</b>	<b>Total</b>	<b>\$18,000</b>	Total Acres:	4.00000

### Ownership

Owner's Name	Ownership %
WALLACE, DUSTIN L	100 %

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
11/25/15	2015-2248	3	2015-2248	MUNGUIA, JOYCE A	WALLACE, DUSTIN L	\$170,000

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2016	WALLACE, DUSTIN L	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2015	WALLACE, DUSTIN L	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2014	MUNGUIA, JOYCE A	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2013	MUNGUIA, JOYCE A	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000
2012	MUNGUIA, JOYCE A	\$18,000	\$0	\$0	\$18,000	\$0	\$18,000

[View Taxes](#)

### Parcel Comments

No Comments Available

# Property Images

Click on an image to enlarge it.



1.0.5642.25433

TX\_RolYear\_Search: 2016



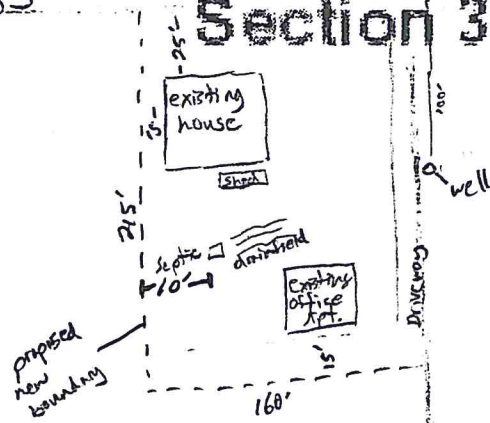
Section 30

Thrall Rd

Section 31

385'

358'



640333

610'

920333

subtract  
34,400 ft<sup>2</sup>  
from  
640333

509'

618'

RECEIVED

MAY 17 2015

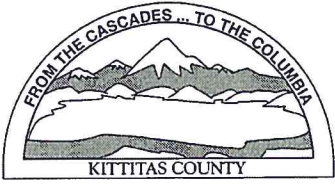
KITTITAS COUNTY  
CDS

315'

169h

1157

Creek



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

**RECEIPT NO.:** 00029940

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 031457

**Date:** 5/17/2016

**Applicant:** DUSTIN WALLACE

**Type:** check # 1433

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
BL-16-00006	BOUNDARY LINE ADJUSTMENT MAJOR	730.00
BL-16-00006	BLA MAJOR FM FEE	145.00
BL-16-00006	PUBLIC WORKS BLA	90.00
BL-16-00006	ENVIRONMENTAL HEALTH BLA	215.00
	Total:	1,180.00