

## 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"

October 27<sup>th</sup>, 2017

Robin Schmaus  
1001 Big Creek Road  
Cle Elum, WA 98922

**RE: Schmaus Boundary Line Adjustment (BL-17-00020)**

Dear Applicant,

Kittitas County Community Development Services received a Boundary Line Adjustment permit application on October 13<sup>th</sup>, 2017. This application has been deemed **complete** as of October 27<sup>th</sup>, 2017.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to appropriate governmental agencies for comment within 14 days. Agencies have 15 days to comment unless additional information is required.
2. The comments from all agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions; this decision may be appealed per KCC 15A.07
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. 2017 Taxes will need to be paid in full for all parcels involved prior to final approval.
6. Final approval, recorded survey, and associated documentation will be submitted to the Kittitas County Assessor's office for perfection (the change of the map). The Assessor's office may have additional requirements if the appropriate transfer documentation and deeds have not been completed and recorded as required.

If you have any questions regarding this matter, I can be reached at (509)-962-7637, or by e-mail at [Chelsea.benner@co.kittias.wa.us](mailto:Chelsea.benner@co.kittias.wa.us)

Sincerely,

Chelsea Benner  
Planner I

Kittitas County Community Development Services  
411 N Ruby St. Ste. 2, Ellensburg, WA 98926  
(509) -962-7637  
[Chelsea.benner@co.kittias.wa.us](mailto:Chelsea.benner@co.kittias.wa.us)

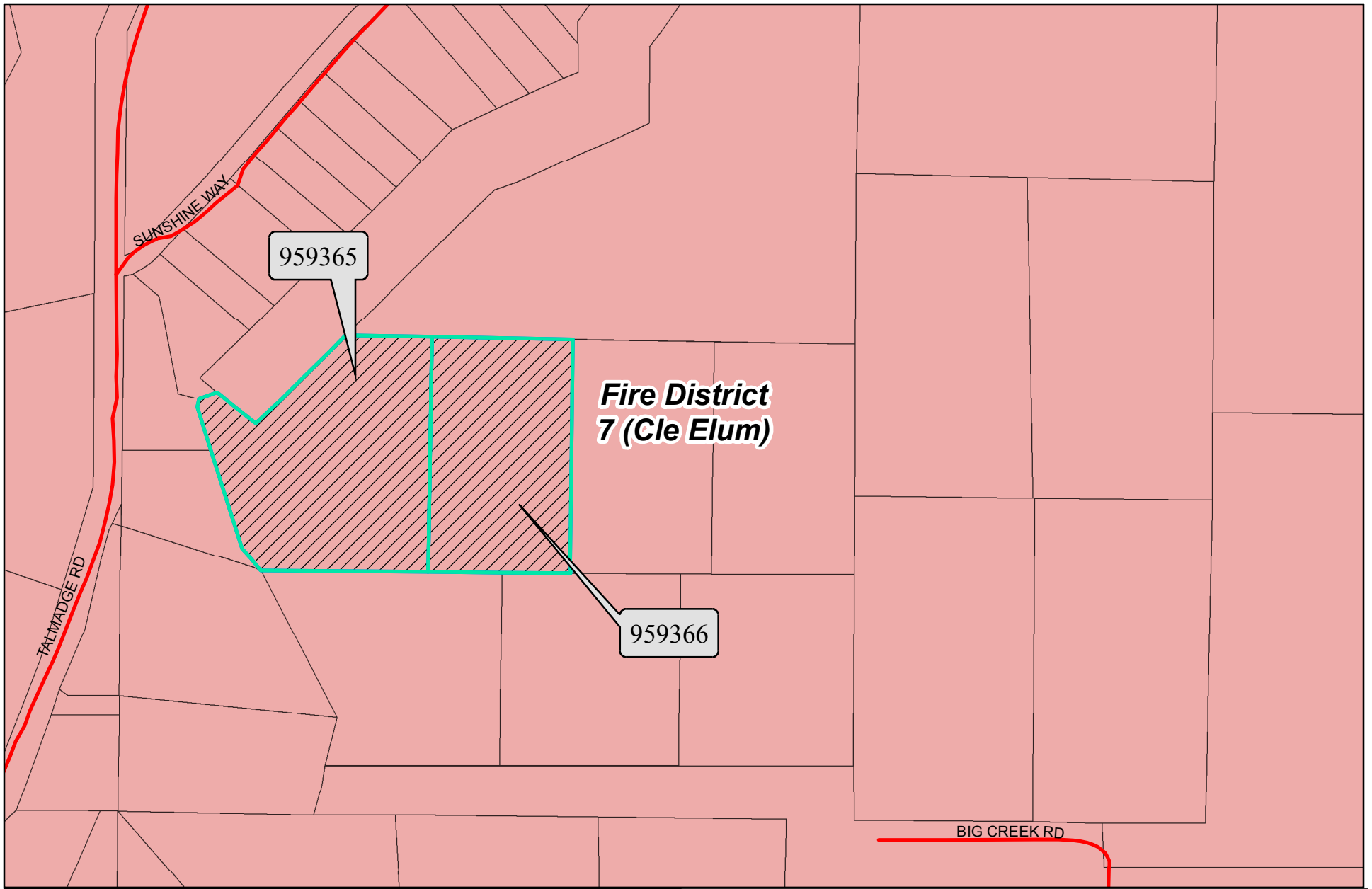
cc: Encompass Engineering



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

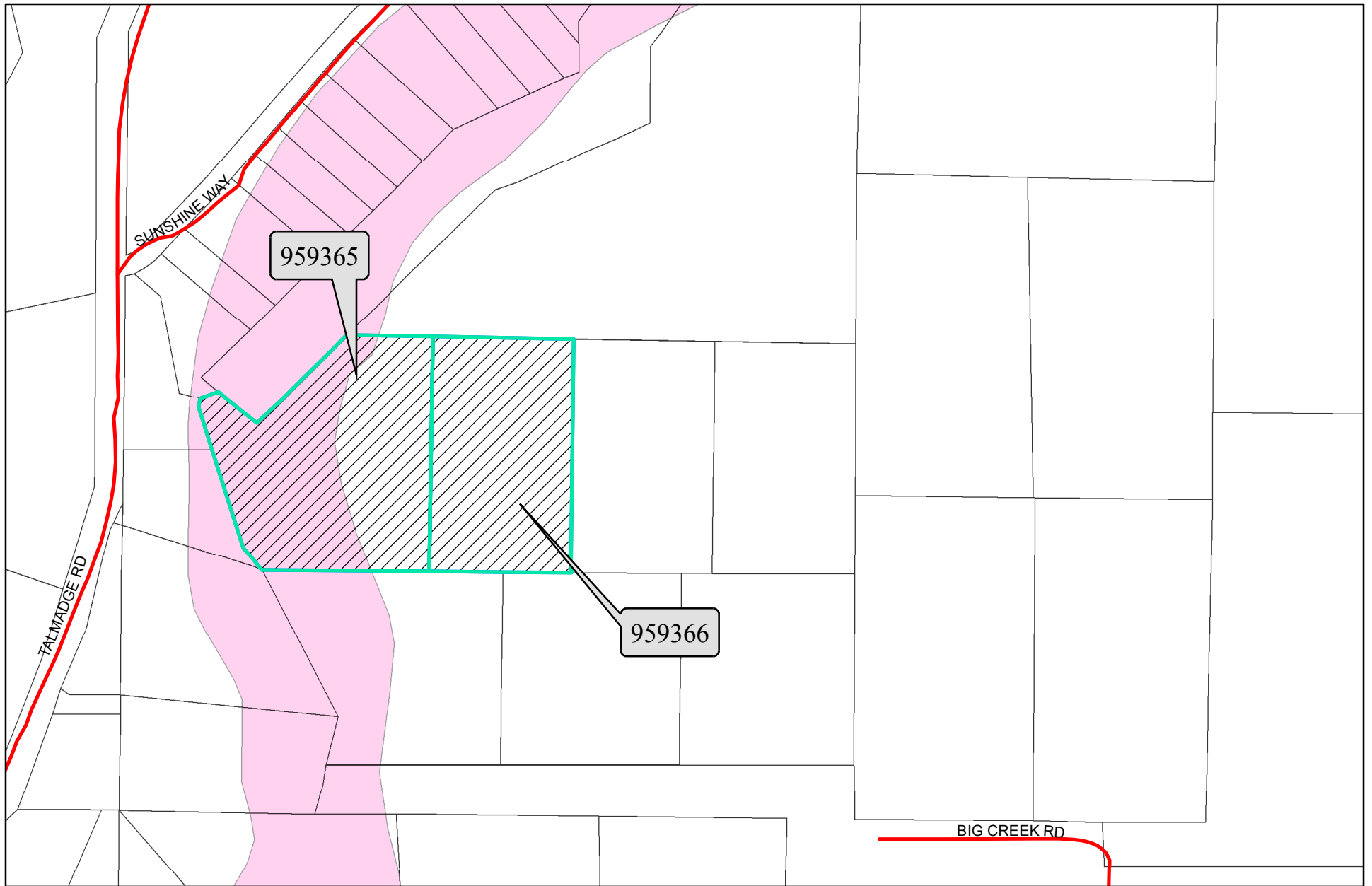
BL-17-00020  
Schmaus

Arial Photo



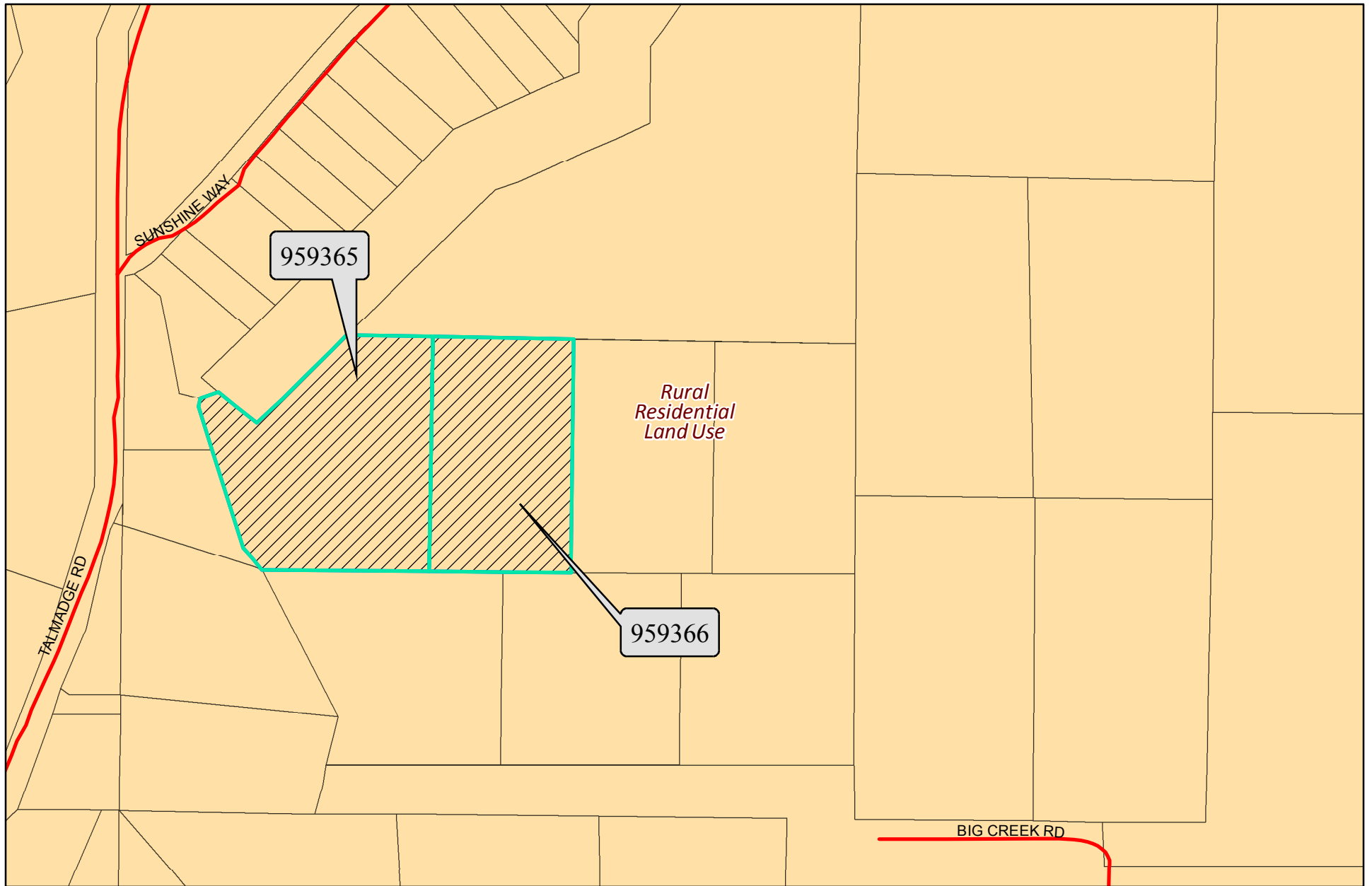
BL-17-00020  
Schmaus

Fire District



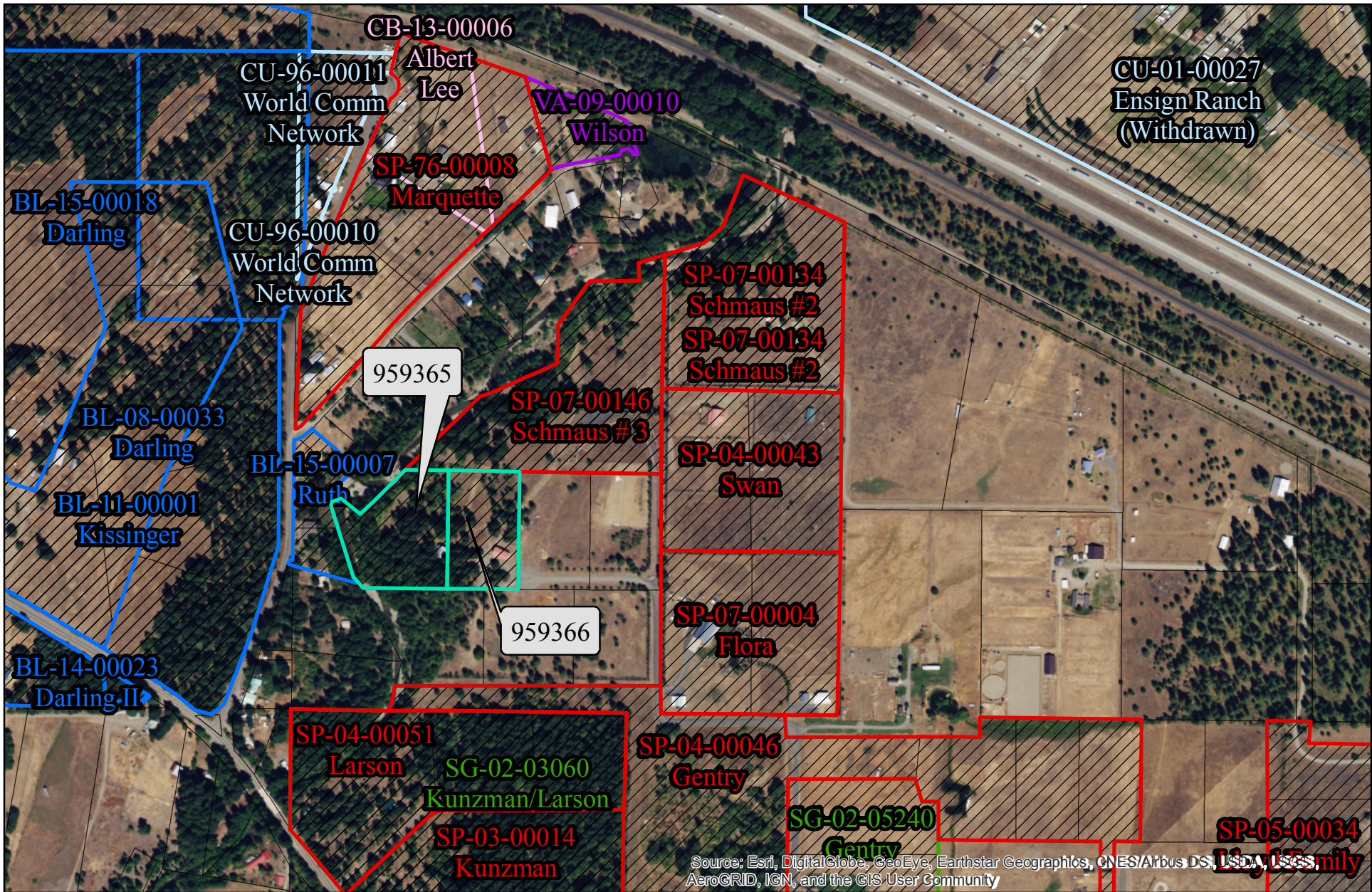
BL-17-00020  
Schmaus

Flood



BL-17-00020  
Schmaus

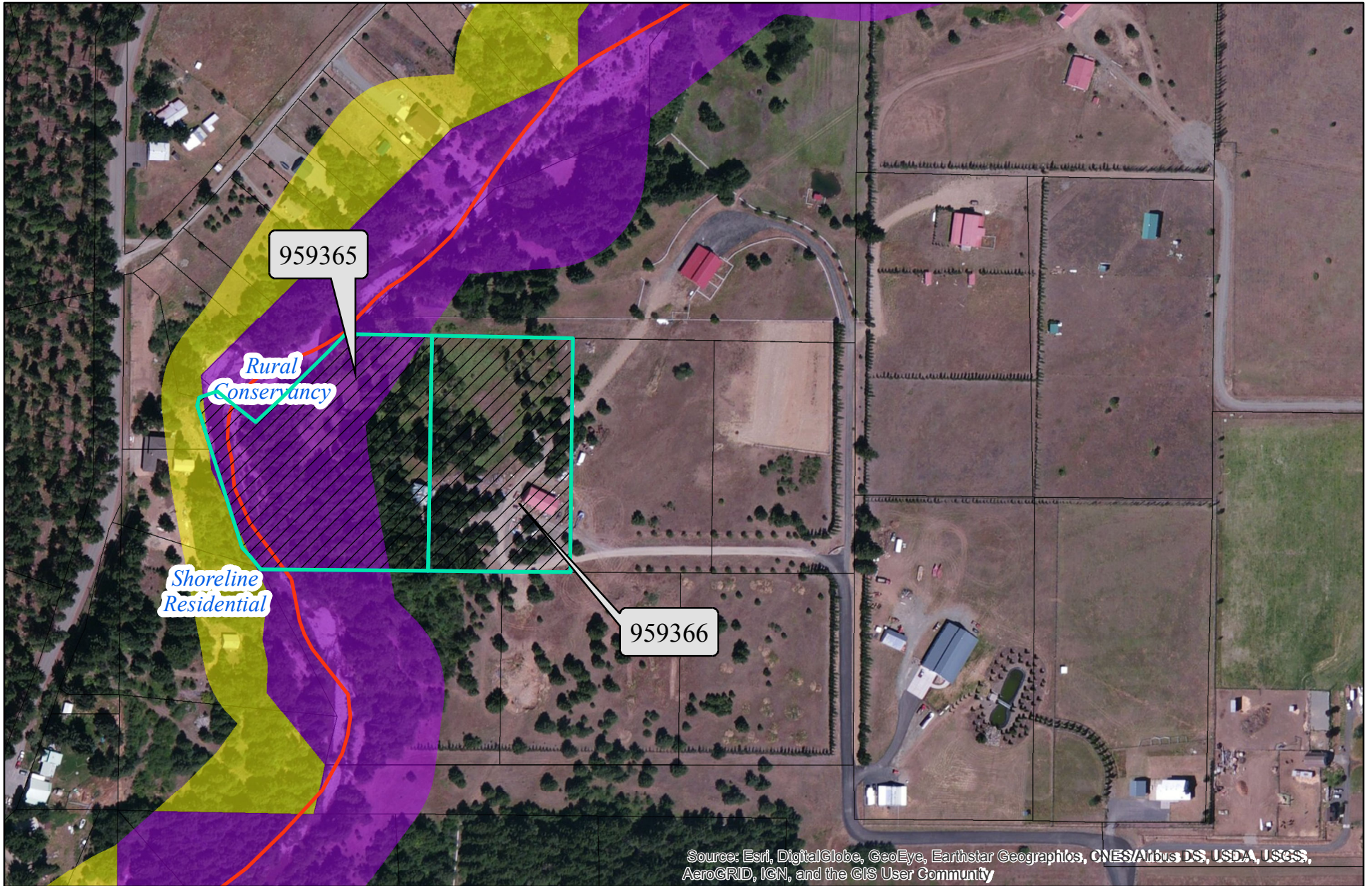
Land Use



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

BL-17-00020  
Schmaus

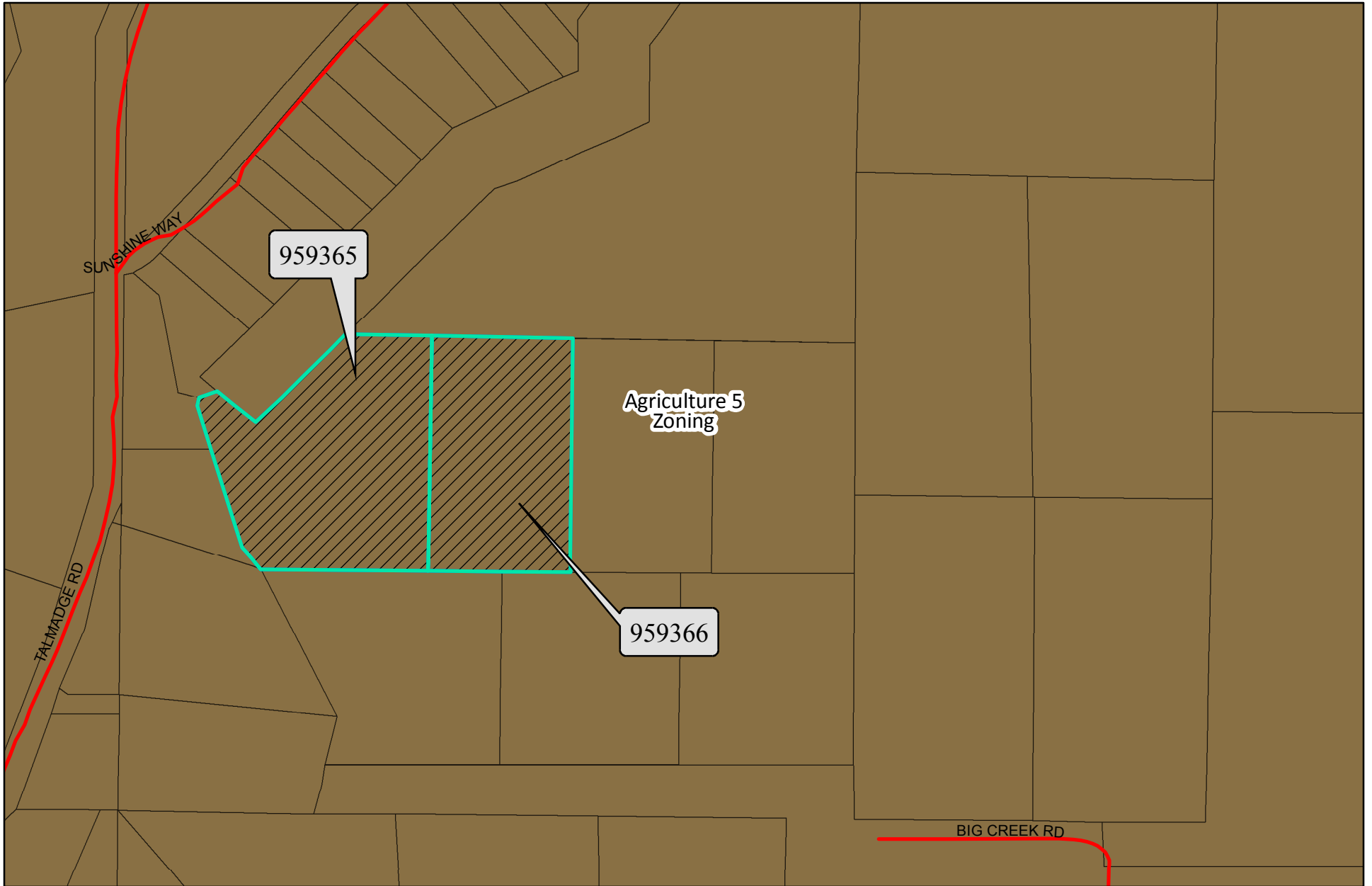
Projects



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

BL-17-00020  
Schmaus

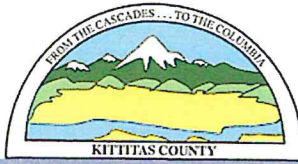
Streams and Shoreline



BL-17-00020  
Schmaus

Zoning





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"Building Partnerships – Building Communities"

BL-1700020

## 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:

\$800.00	Kittitas County Community Development Services (KCCDS)
\$275.00	Kittitas County Department of Public Works
\$145.00	Kittitas County Fire Marshal
\$280.00	Kittitas County Public Health Department Environmental Health
<b>\$1,500.00</b>	<b>Total fees due for this application (One check made payable to KCCDS)</b>

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>10-13-17</u>	RECEIPT # <u>CD1700816</u>	<div style="border: 2px solid black; padding: 5px; color: red; font-weight: bold;">             RECEIVED              OCT 13 2017              Kittitas County CDS           </div> <p style="font-size: small; margin-top: 5px;">DATE STAMP IN BOX</p>
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**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: ROBIN A. SCHMAUS  
Mailing Address: 1001 BIG CREEK ROAD  
City/State/ZIP: CLE ELUM WA 98922  
Day Time Phone: (509) 304-8211  
Email Address: vegiwax@yahoo.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: ENCOMPASS ENGINEERING & SURVEYING  
Mailing Address: 407 SWIFTWATER BLVD.  
City/State/ZIP: CLE ELUM WA 98922  
Day Time Phone: (509) 674-7433  
Email Address: ginger@encompasses.net
  
4. **Street address of property:**  
Address: 1001 BIG CREEK ROAD & BIG CREEK ROAD  
City/State/ZIP: CLE ELUM WA 98922
  
5. **Legal description of property (attach additional sheets as necessary):**  
LOT 1 & LOT 2 OF THE SCHMAUS NO. 4 PLAT (P-07-55), BOOK 12 OF PLATS, PAGES 130-132,  
BEING A PORTION OF THE SW 1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST
  
6. **Property size:** 3.82 ACRES & 3.00 ACRES (acres)
  
7. **Land Use Information:** Zoning: AG 5 Comp Plan Land Use Designation: RURAL RES.

**8. Existing and Proposed Lot Information**

Original Parcel Number(s) & Acreage (1 parcel number per line)	New Acreage (Survey Vol. ____, Pg ____)
959365 (20-14-21056-0001) 3.82 AC.	3.82 AC.
959366 (20-14-21056-0002) 3.00 AC.	3.00 AC,
_____	_____
_____	_____
_____	_____

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  (date) 10-5-17

**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: \_\_\_\_\_



**SCHMAUS  
BOUNDARY LINE ADJUSTMENT  
PROJECT OVERVIEW**

**OVERVIEW:**

The purpose of this application is to boundary line adjust Assessor's Parcel Numbers 20-14-21056-0001 (959365) and 20-14-21056-0002 (959366) into the configuration as shown on the exhibit map. The subject property is located within the AG-5 Zone of Kittitas County.

**UTILITIES:**

Refer to the Schmaus No. 4 Plat recorded in Book 12 of Plats, Pages 130 through 132.

**TRANSPORTATION:**

Access to county roads via existing easements. Please refer to the Schmaus No. 4 Plat recorded in Book 12 of Plats, Pages 130 through 132.

**COMMENTS:**

Attached are copies of the boundary line adjustment exhibit for your review and comment.

**PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF ALL CORRESPONDENCE REGARDING THIS BOUNDARY LINE ADJUSTMENT APPLICATION.**

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**Western Washington Division**

165 NE Juniper St., Ste 201, Issaquah, WA 98027  
Phone: (425) 392-0250 Fax: (425) 391-3055

**Eastern Washington Division**

407 Swiftwater Blvd., Cle Elum, WA 98922  
Phone: (509) 674-7433 Fax: (509) 674-7419



REVISED LOT 1

LOT 1 OF THE SCHMAUS NO. 4 PLAT, RECORDED APRIL 7, 2015 IN BOOK 12 OF PLATS, PAGES 130 THROUGH 132, UNDER AUDITOR'S FILE NUMBER 201504070004, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

AND

THAT PORTION OF LOT 2 OF SAID PLAT, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 00°45'09" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT 2, 200.00 FEET;

THENCE SOUTH 89°22'51" EAST, 124.35 FEET;

THENCE SOUTH 00°45'09" WEST, 200.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 2;

THENCE NORTH 89°22'51" WEST ALONG SAID SOUTH BOUNDARY LINE, 124.35 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT

THAT PORTION OF SAID LOT 1 OF SAID PLAT, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2 OF SAID PLAT;

THENCE NORTH 00°45'09" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT 2, 200.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 89°22'51" WEST, 94.62 FEET;

THENCE NORTH 00°45'09" EAST, 262.85 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 1;

THENCE SOUTH 89°22'51" EAST ALONG SAID NORTH BOUNDARY LINE, 94.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 00°45'09" WEST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 1, 262.85 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

ALL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

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Phone: (509) 674-7433 Fax: (509) 674-7419



REVISED LOT 2

LOT 2 OF THE SCHMAUS NO. 4 PLAT, RECORDED APRIL 7, 2015 IN BOOK 12 OF PLATS, PAGES 130 THROUGH 132, UNDER AUDITOR'S FILE NUMBER 201504070004, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

AND

THAT PORTION OF SAID LOT 1 OF SAID PLAT, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2 OF SAID PLAT;

THENCE NORTH 00°45'09" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT 2, 200.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 89°22'51" WEST, 94.62 FEET;

THENCE NORTH 00°45'09" EAST, 262.85 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SAID LOT 1;

THENCE SOUTH 89°22'51" EAST ALONG SAID NORTH BOUNDARY LINE, 94.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 00°45'09" WEST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 1, 262.85 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

EXCEPT

THAT PORTION OF SAID LOT 2 OF SAID PLAT, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID CORNER BEING THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 00°45'09" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT 2, 200.00 FEET;

THENCE SOUTH 89°22'51" EAST, 124.35 FEET;

THENCE SOUTH 00°45'09" WEST, 200.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 2;

THENCE NORTH 89°22'51" WEST ALONG SAID SOUTH BOUNDARY LINE, 124.35 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

ALL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

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## 07074 LOT 1

Point # 1						10000.000	10000.000
N	44	33	28	E		259.180	
Point # 2						10184.677	10181.848
S	89	22	51	E		34.500	
Point # 3						10184.304	10216.346
S	0	45	9	W		262.850	
Point # 4						9921.477	10212.894
S	89	22	51	E		218.970	
Point # 5						9919.111	10431.851
S	0	45	9	W		200.000	
Point # 6						9719.128	10429.224
N	89	22	51	W		124.350	
Point # 7						9720.472	10304.882
N	89	22	51	W		360.260	
Point # 8						9724.365	9944.643
N	32	50	53	W		39.820	
Point # 9						9757.818	9923.044
N	17	2	9	W		298.470	
Point # 10						10043.192	9835.601
N	31	12	26	E		57.480	
Point # 11						10092.354	9865.384
S	87	14	24	E		66.370	
Point # 12						10089.158	9931.677
S	37	27	39	E		112.320	
Point # 13						10000.002	9999.992

AREA = 166,205.78 sf (3.8156 acres)

LENGTH = 2034.57

NORTHING ERROR = +0.002

EASTING ERROR = -0.008

LINEAR ERROR = N 75 43 37 W 0.009

07074 LOT 2

Point # 1						10000.000		10000.000
	S	89	22	51	E		94.620	
Point # 2						9998.978		10094.614
	S	89	22	51	E		282.330	
Point # 3						9995.927		10376.928
	S	0	45	9	W		462.850	
Point # 4						9533.116		10370.849
	N	89	22	51	W		157.980	
Point # 5						9534.824		10212.879
	N	0	45	9	E		200.000	
Point # 6						9734.806		10215.505
	N	89	22	51	W		218.970	
Point # 7						9737.173		9996.548
	N	0	45	9	E		262.850	
Point # 8						10000.000		10000.000

AREA = 130,676.95 sf (2.9999 acres)

LENGTH = 1679.60

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = S 16 16 47 E 0.000



## 07074 PTN OF LOT 1 TO LOT 2

Point # 1		10000.000	10000.000
S	89 22 51 E	94.620	
Point # 2		9998.978	10094.614
S	0 45 9 W	262.850	
Point # 3		9736.150	10091.162
N	89 22 51 W	94.620	
Point # 4		9737.173	9996.548
N	0 45 9 E	262.850	
Point # 5		10000.000	10000.000

AREA = 24,870.80 sf (.5710 acres)

LENGTH = 714.94

NORTHING ERROR = +0.000                      EASTING ERROR = +0.000

LINEAR ERROR =    S 53 36 56 W            0.000

# 07074 PTN OF LOT 2 TO LOT 1

---

Point # 1						10000.000	10000.000
S	89	22	51	E		124.350	
<hr/>							
Point # 2						9998.656	10124.343
S	0	45	9	W		200.000	
<hr/>							
Point # 3						9798.673	10121.716
N	89	22	51	W		124.350	
<hr/>							
Point # 4						9800.017	9997.373
N	0	45	9	E		200.000	
<hr/>							
Point # 5						10000.000	10000.000

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AREA = 24,869.93 sf (.5709 acres)

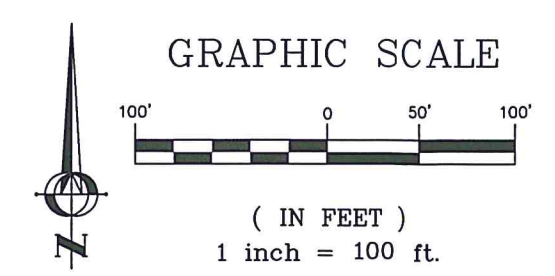
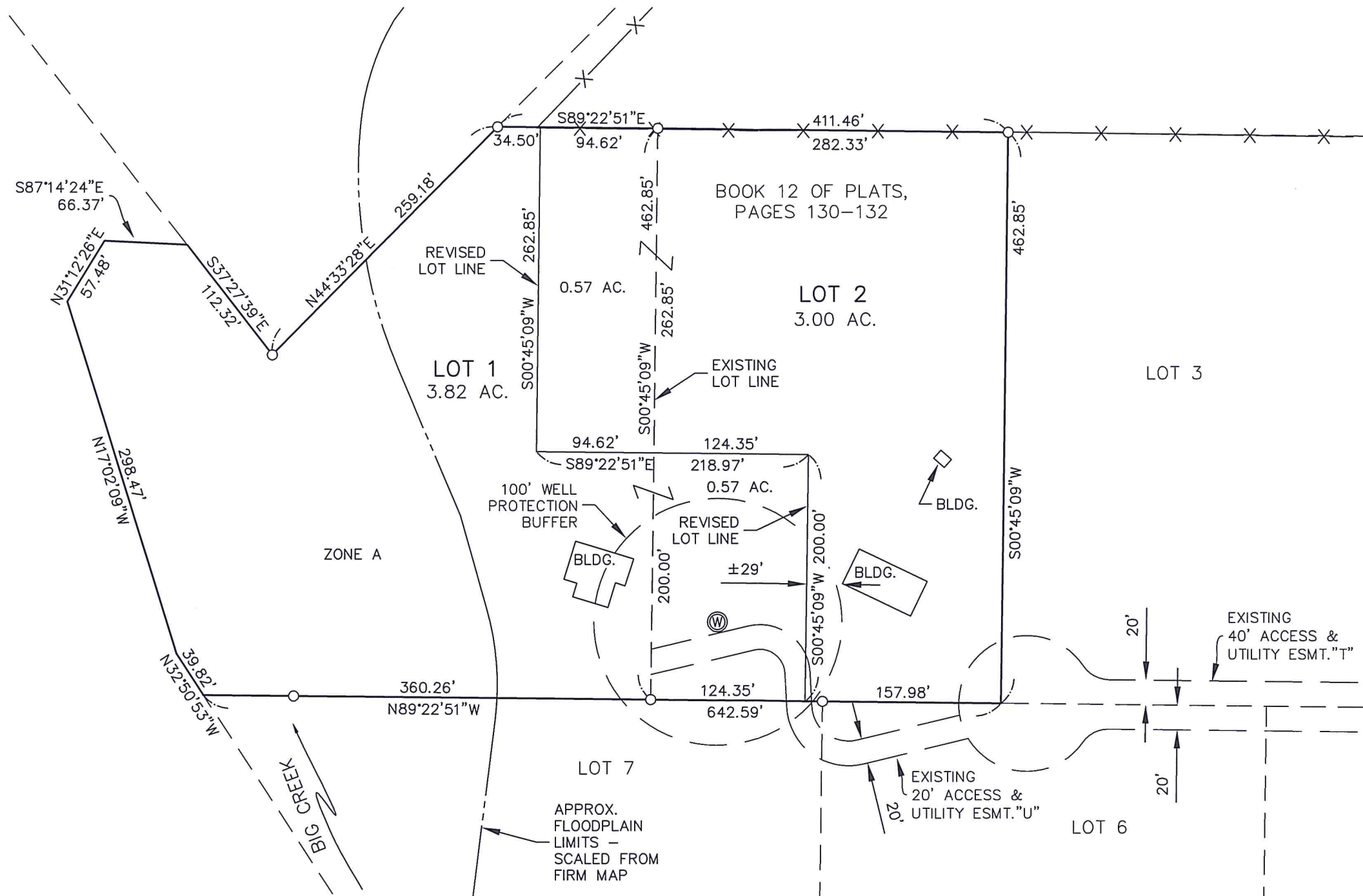
LENGTH = 648.70

NORTHING ERROR = +0.000

EASTING ERROR = +0.000

LINEAR ERROR = S 37 20 58 W 0.000

**EXHIBIT  
BOUNDARY LINE ADJUSTMENT  
LOT 1 AND LOT 2  
SCHMAUS NO. 4 PLAT - P-07-55**



<b>BOUNDARY LINE ADJUSTMENT EXHIBIT</b>	<b>PREPARED FOR ROBIN A SCHMAUS</b>	<b>Encompass</b> ENGINEERING & SURVEYING <small>Western Washington Division 1145 NE Juniper Street, Suite 201 • Bellingham, WA 98227 • Phone: (425) 392-4250 • Fax: (425) 391-3055 Eastern Washington Division 407 Southwater Blvd • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419</small>	<b>REVISIONS</b>	<b>JOB NO.</b> 07074	<b>1</b> <b>SHEET</b>
				<b>DATE</b> 10/2017	
				<b>SCALE</b> 1"=100'	



# KITTITAS COUNTY WASHINGTON



## TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)

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

Mike Hougardy  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

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

### Parcel

Parcel#: 959365 Owner Name: SCHMAUS, ROBIN A & JAYNE L  
 DOR Code: 11 - Residential - Single Family Address1:  
 Situs: 1001 BIG CREEK RD CLE ELUM, Address2: 1001 BIG CREEK RD  
 Map Number: 20-14-21056-0001 City, State: CLE ELUM WA  
 Status: Zip: 98922-8831  
 Description: 3.82 ACRES; SCHMAUS NO 4 PLAT, LOT 1; SEC 21, TWP 20, RGE 14  
 Comment: CREATE NEW PLAT FROM PARENT PARCEL 820434 (20-14-21033-0003); 15 FOR 16

#### 2017 Market Value

#### 2017 Taxable Value

#### 2017 Assessment Data

Land:	\$82,100	Land:	\$82,100	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$188,090	Improvements:	\$188,090	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$270,190	Total	\$270,190	Total Acres:	3.82000

### Ownership

Owner's Name	Ownership %
SCHMAUS, ROBIN A & JAYNE L	100 %

### Sales History

No Sales History

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	SCHMAUS, ROBIN A & JAYNE L	\$82,100	\$188,090	\$0	\$270,190	\$0	\$270,190
2016	SCHMAUS, ROBIN A & JAYNE L	\$75,350	\$188,090	\$0	\$263,440	\$0	\$263,440
2015	SCHMAUS, ROBIN A & JAYNE L	\$0	\$0	\$0	\$0	\$0	\$0

[View Taxes](#)

### Parcel Comments

Date	Comment
04/27/15	CREATE NEW PLAT FROM PARENT PARCEL 820434 (20-14-21033-0003); 15 FOR 16

### Property Images

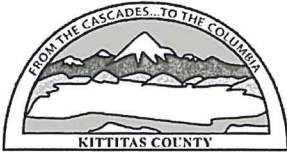
Click on an image to enlarge it.



1.0.6103.28469

Data current as of: 10/2/2017 4:56 PM

TX\_RollYear\_Search: 2017



# Property Report for Parcel#: 959365

Tuesday, October 03, 2017

## Parcel Information

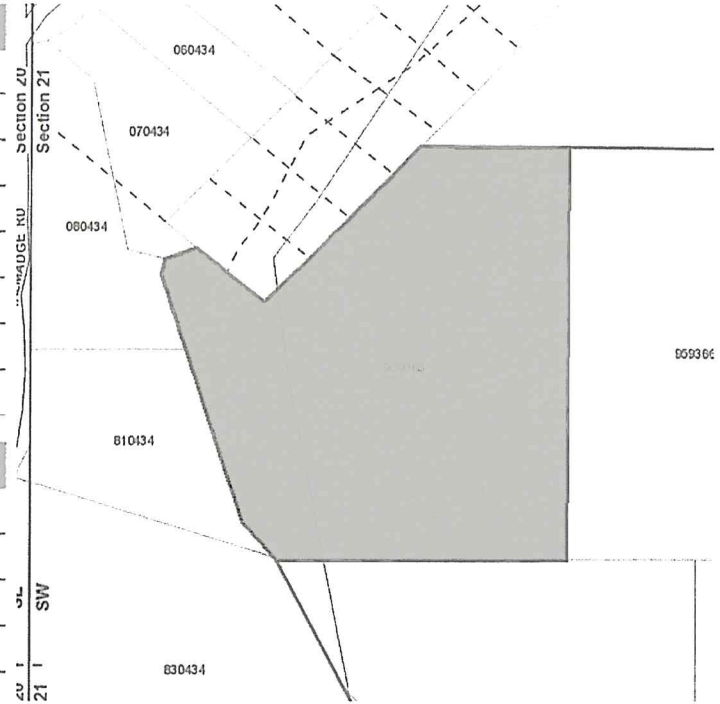
Address:	1001 BIG CREEK RD CLE ELUM,
Tax Parcel ID:	959365
Map Number:	20-14-21056-0001
Recorded Area:	3.82 a
Owner Name:	SCHMAUS, ROBIN A & JAYNE L
Name Cont:	
Mailing Address:	1001 BIG CREEK RD
City/State/Zip:	CLE ELUM WA 98922-8831

## Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	MODERATE HAZARD RATING
Roof Class:	CLASS B
Seismic Category:	D1
Shore Line:	Rural Conservancy, Shoreline Residential
Wetland Code:	N/A
DNR Water Type:	Type 1
FIRM Zone:	ZONE C, 100 YEAR
FEMA Flood Map:	5300950229B
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	N/A
Max Elevation:	2121
ISO:	0.063
PG:	134, <a href='http://www.co.kittitas.wa.us/boc/countycode/title14.aspx#14.04.020' target='_blank'>Engineering is required</a>

## Domestic Water Information

Groundwater Permit Required?	No, <a href="#">Suitability Map</a>
Qualifying Water Banks:	Big Creek WR
Sub Basin Watershed:	Kachess Yakima River



## Administrative Information

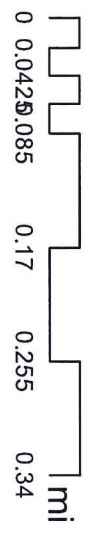
Zone and Allowed Uses:	<a href="#">Agriculture 5</a>
Land Use Category:	Rural Residential
Commissioner District:	2
Voter Precinct:	Easton
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	KRD
Weed District:	Weed District #5
Fire District:	Fire District 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	<a href="#">IR 1</a>
COE Gas Service Area:	No

# Kittitas County COMPAS Map



Date: 10/3/2017

**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.



1 inch = 752 feet  
 Relative Scale 1:9,028



# KITTITAS COUNTY WASHINGTON



## TAXSIFTER

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

Mike Hougardy  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

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

### Parcel

Parcel#: 959366 Owner Name: SCHMAUS, ROBIN A & JAYNE L  
 DOR Code: 11 - Residential - Single Family Address1:  
 Situs: BIG CREEK RD CLE ELUM, Address2: 1001 BIG CREEK RD  
 Map Number: 20-14-21056-0002 City, State: CLE ELUM WA  
 Status: Zip: 98922-8831  
 Description: 3.00 ACRES; SCHMAUS NO 4 PLAT, LOT 2; SEC 21, TWP 20, RGE 14  
 Comment: CREATE NEW PLAT FROM PARENT PARCEL 820434 (20-14-21033-0003); 15 FOR 16

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$60,000	Land:	\$60,000	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$26,530	Improvements:	\$26,530	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$86,530	Total	\$86,530	Total Acres:	3.00000

### Ownership

Owner's Name	Ownership %
SCHMAUS, ROBIN A & JAYNE L	100 %

### Sales History

No Sales History

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	SCHMAUS, ROBIN A & JAYNE L	\$60,000	\$26,530	\$0	\$86,530	\$0	\$86,530
2016	SCHMAUS, ROBIN A & JAYNE L	\$11,670	\$26,530	\$0	\$38,200	\$0	\$38,200
2015	SCHMAUS, ROBIN A & JAYNE L	\$0	\$0	\$0	\$0	\$0	\$0

[View Taxes](#)

### Parcel Comments

Date	Comment
04/27/15	CREATE NEW PLAT FROM PARENT PARCEL 820434 (20-14-21033-0003); 15 FOR 16

### Property Images



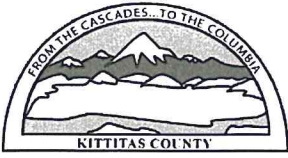
Click on an image to enlarge it.



1.0.6103.28469

Data current as of: 10/2/2017 4:56 PM

TX\_RollYear\_Search: 2017

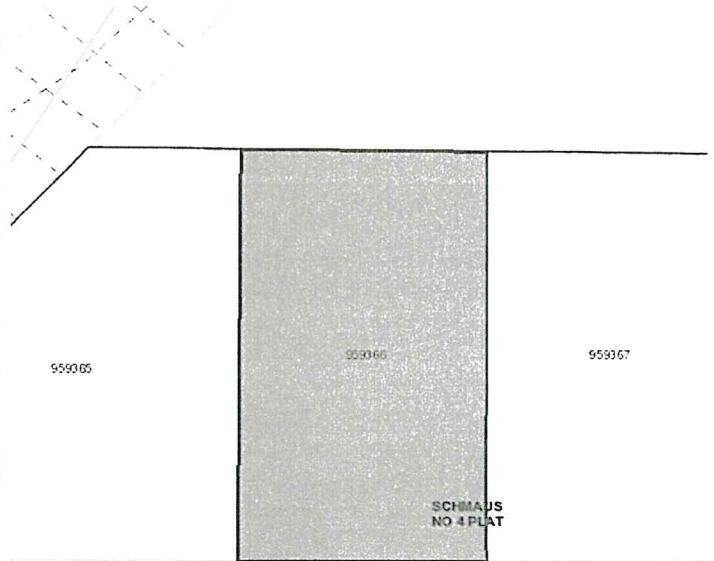


# Property Report for Parcel#. 959366

Tuesday, October 03, 2017

## Parcel Information

Address:	BIG CREEK RD CLE ELUM,
Tax Parcel ID:	959366
Map Number:	20-14-21056-0002
Recorded Area:	3.00 a
Owner Name	SCHMAUS, ROBIN A & JAYNE L
Name Cont:	
Mailing Address:	1001 BIG CREEK RD
City/State/Zip:	CLE ELUM WA 98922-8831



## Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	MODERATE HAZARD RATING
Roof Class:	CLASS B
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	ZONE C
FEMA Flood Map:	5300950229B
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	N/A
Max Elevation:	2123
ISO:	0.063
PG:	134, <a href='http://www.co.kittitas.wa.us/boc/co untycode/title14.aspx#14.04.020' target='_blank'>Engineering is required</a>

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