

# 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"

BL-17-00021

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

FORM LAST REVISED: 04-10-2017

Page 1 of 3

**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: Tesnaury Ridge LLC  
Mailing Address: Box 800  
City/State/ZIP: Clallam, WA 98922  
Day Time Phone: 509 260 0462  
Email Address: Pat@83837.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: SAME  
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: SAME  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:**

Address: HYALE DRIVE EAST  
City/State/ZIP: HYALE WA, 98068

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

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

**6. Property size:** \_\_\_\_\_ **(acres)**

**7. Land Use Information:** Zoning: R2D Comp Plan Land Use Designation: LAM2D

8. Existing and Proposed Lot Information

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

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

188335 — 1.2440  
198335 — 21.61

3.19  
19.66

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) 10-30-17

X  (date) 10-30-17

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



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

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

### Parcel

Parcel#: 188335 Owner Name: TEANAWAY RIDGE LLC  
 DOR Code: 94 - Undeveloped - Open Space Address1:  
 Situs: XXXXX HYAK DR EAST, SNOQUALMIE PASS Address2: PO BOX 808  
 Map Number: 22-11-15032-0003 City, State: CLE ELUM WA  
 Status: Zip: 98922-0808  
 Description: ACRES 1.24, CD. 5515-B-3; SEC.15; TWP. 22; RGE. 11 PTN. SW1/4  
 Comment: PUBLIC BENEFIT RATING SYSTEM PERCENT REDUCTION IN ASSESSED MARKET VALUE APPLIED; 15 FOR 16

2017 Market Value

2017 Taxable Value

2017 Assessment Data

Land:	\$136,980	Land:	\$136,980	District:	14 - COR SD28 F51 H02 SUD CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$136,980	Total	\$136,980	Total Acres:	1.24000

### Ownership

Owner's Name	Ownership %
TEANAWAY RIDGE LLC	100 %

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
01/06/09	2009-7	2	2009-7	SCHULER, JAMES K. & ASSOC	TEANAWAY RIDGE LLC	\$50,000
06/01/92	3419600	13	3419600	PACIFIC WEST MTN. RESORT	SCHULER, JAMES K. & ASSOC	\$292,063

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	TEANAWAY RIDGE LLC	\$136,980	\$0	\$0	\$136,980	\$0	\$136,980
2016	TEANAWAY RIDGE LLC	\$136,980	\$0	\$0	\$136,980	\$0	\$136,980
2015	TEANAWAY RIDGE LLC	\$135,160	\$0	\$0	\$135,160	\$0	\$1,260
2014	TEANAWAY RIDGE LLC	\$135,160	\$0	\$0	\$135,160	\$0	\$830
2013	TEANAWAY RIDGE LLC	\$135,160	\$0	\$0	\$135,160	\$0	\$830

[View Taxes](#)

### Parcel Comments

Date	Comment
09/16/15	PUBLIC BENEFIT RATING SYSTEM PERCENT REDUCTION IN ASSESSED MARKET VALUE APPLIED; 15 FOR 16
04/20/09	NEW OSOS APPLICATION; ST YR 2008 FOR 2009 TAX YEAR

## Property Images

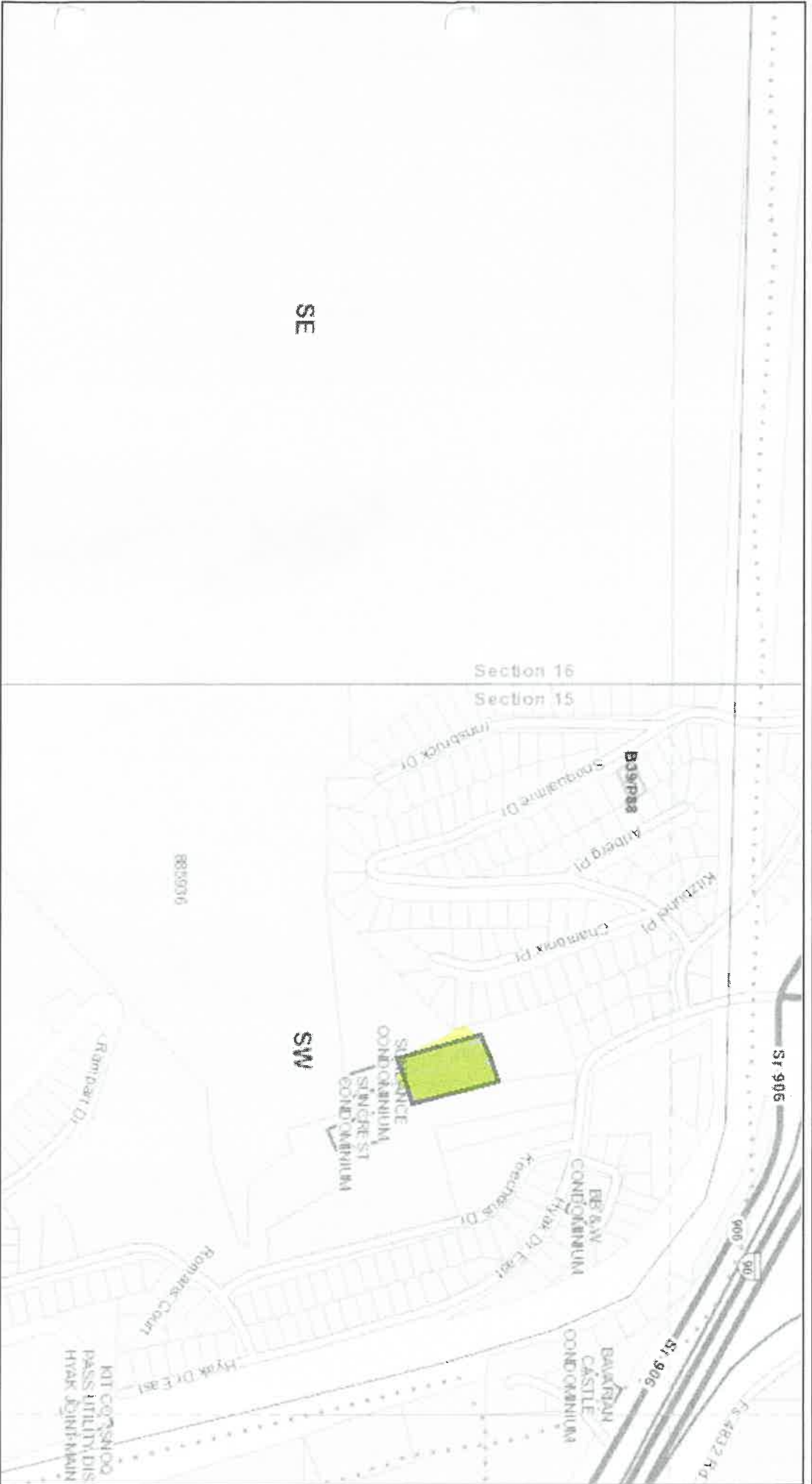
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Data current as of: 11/2/2017 5:13 PM

TX\_RollYear\_Search: 2017

Kittitas County COMPAS Map



SE

SW

883335

Date: 11/3/2017

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

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*Parcel 188335*



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

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

### Parcel

Parcel#: 198335 Owner Name: TEANAWAY RIDGE LLC  
 DOR Code: 94 - Undeveloped - Open Space Address1:  
 Situs: XXXXX HYAK DR EAST, SNOQUALMIE PASS Address2: PO BOX 808  
 Map Number: 22-11-15033-0001 City, State: CLE ELUM WA  
 Status: Zip: 98922-0808  
 Description: ACRES 21.61, CD. 5515-B; SEC. 15, TWP. 22, RGE. 11; PTN NW1/4 & PTN S1/2; LESS .13 CO RD R/W  
 Comment: PUBLIC BENEFIT RATING SYSTEM PERCENT REDUCTION IN ASSESSED MARKET VALUE APPLIED; 15 FOR 16

#### 2017 Market Value

#### 2017 Taxable Value

#### 2017 Assessment Data

Land:	\$1,027,920	Land:	\$1,027,920	District:	14 - COR SD28 F51 H02 SUD CO COF ST
Improvements:	\$80,660	Improvements:	\$80,660	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$1,108,580	Total	\$1,108,580	Total Acres:	21.61000

### Ownership

Owner's Name	Ownership %
TEANAWAY RIDGE LLC	100 %

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
01/06/09	2009-7	2	2009-7	SCHULER, JAMES K. & ASSOC	TEANAWAY RIDGE LLC	\$50,000
04/01/98	5430	1	5430	SCHULER, JAMES K. & ASSOC	SCHULER, JAMES K. & ASSOC	\$0
04/01/98	5429	1	5429	SCHULER, JAMES K. & ASSOC	SCHULER, JAMES K. & ASSOC	\$0
04/01/97	3507	1	3507	SCHULER, JAMES K. & ASSOC	SCHULER, JAMES K. & ASSOC	\$0
03/01/97	3411	1	3411	SCHULER, JAMES K. & ASSOC	SCHULER, JAMES K. & ASSOC	\$0
06/01/92	3419600	13	3419600	PACIFIC WEST MTN. RESORT	SCHULER, JAMES K. & ASSOC	\$292,063

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	TEANAWAY RIDGE LLC	\$1,027,920	\$80,660	\$0	\$1,108,580	\$0	\$1,108,580
2016	TEANAWAY RIDGE LLC	\$1,027,920	\$80,660	\$0	\$1,108,580	\$0	\$1,108,580
2015	TEANAWAY RIDGE LLC	\$1,027,920	\$80,660	\$0	\$1,108,580	\$0	\$176,600
2014	TEANAWAY RIDGE LLC	\$1,027,920	\$77,870	\$0	\$1,105,790	\$0	\$166,640
2013	TEANAWAY RIDGE LLC	\$1,027,920	\$77,870	\$0	\$1,105,790	\$0	\$166,640

[View Taxes](#)

### Parcel Comments

Date	Comment
09/18/15	PUBLIC BENEFIT RATING SYSTEM PERCENT REDUCTION IN ASSESSED MARKET VALUE APPLIED; 15 FOR 16
04/20/09	NEW OSOS APPLICATION; ST YR 08 FOR 09 TAX YR
12/06/05	RM-6/5/98:SEG TO HYAK PLANNED UNIT DEV. DIV. NO. 1 PARCELS 22-11-1558-0001 THRU -0009 (2)RM-5/4/98:KITT. CO. ACQUIRED .05@ FROM SCHULER & SCHULER ACQUIRED .05@ FROM KITT. CO., NO CHG IN ACREAGE OR VALUE (1)RM-5/13/97:INCREASED ACREAGE .08 PER EXCHANGE

### Property Images

Click on an image to enlarge it.



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Data current as of: 11/2/2017 5:13 PM

TX\_RollYear\_Search: 2017



# Kittitas County COMPAS Map



Date: 11/3/2017

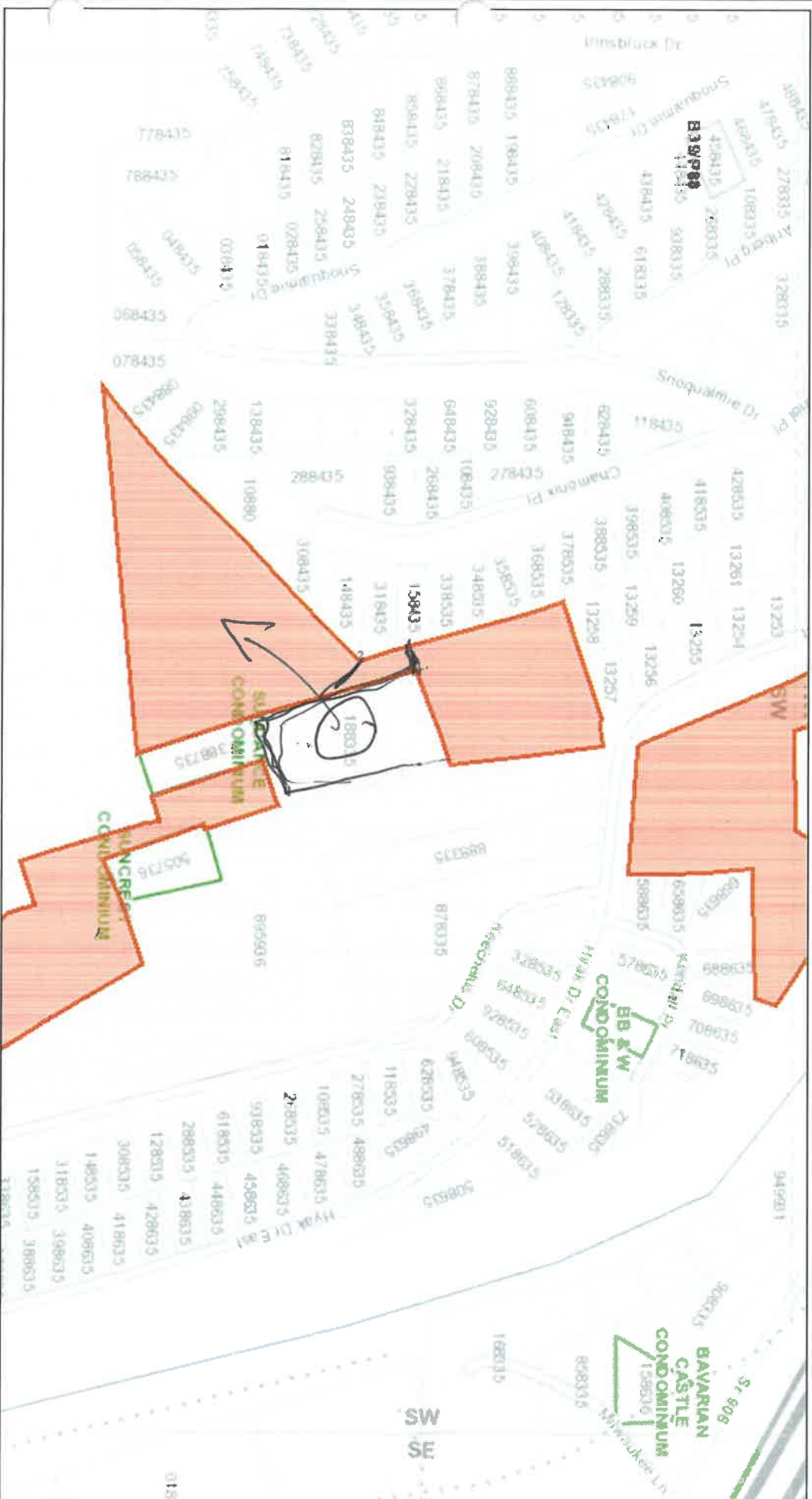
1 inch = 1,505 feet  
Relative Scale 1:18,056

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Parcel 198335



# Kititas County COMPAS Map



Date: 10/30/2017

1 inch = 376 feet  
Relative Scale 1:4,514

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