

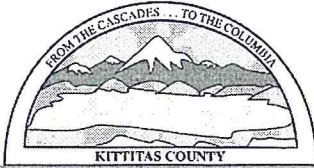
cg Hans-Peter Mayr Etux
 November 13, 2008 43/91 2008 Taxes Paid in full
Combine parcels

Sales Info:
 Adjusted Acres: 0

Recorded/Received: 11/5/2008
 Balanced Back: 08 for 09
 New Value: 09 for 10

08 for 09

	Map Number	Acres	Improv Value	Land Value	Total Value	Levy/DOR
Inactivate	19-15-09054-0003	3.00	0	97,000	97,000	43/91
Original	19-15-09054-0002	3.00	0	97,000	97,000	43/91
New	P951339	6.00	0	194,000	194,000	43/91
	Huntrick Properties, Lots 2 & 3					



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"

November 5, 2008

Catherine & Hans-Peter Mayr
15039 NE 68th Street
Redmond, WA 98052

RE: Mayr Combination, File Number CB-08-00005
Assessor's map number: 19-15-09054-0002, 19-15-09054-0003

Dear Mr. Mayr,

Kittitas County Community Development Services has reviewed the proposed parcel combination application and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items that must be completed to complete the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Final packet has been submitted to the Kittitas County Assessor's Office on November 5, 2008 to finalize the Combination.
3. The subject parcels have been combined at the owners request and can only be divided again by going through the short plat process.

Sincerely,

Kari Braniff
Staff Planner

cc: Kittitas County Assessor's Office

Attachments: Parcel Combination Application
Kittitas County Public Works Memo

FEES: \$575 Administrative Segregation per page
\$50 Combination
\$50.00 Mortgage Purposes Only Segregation

\$190 Major Boundary Line Adjustment per page
\$95 Minor Boundary Line Adjustment per page

CB.08.00005

KITTITAS 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

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

Catherine + Hans-Peter Mayr
Property Owner Name

15039 NE 68th Street, Redmond, WA
Mailing Address, City, State, ZIPcode

425-556-4142
Contact Phone

Zoning Classification R3
(required)

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

Action Requested

New Acreage
(Survey Vol. __, Pg __)

951339 3 acres

___ SEGREGATED INTO ___ LOTS

19-15-09054-0002

951340 3 acres

___ "SEGREGATED" FOR MORTGAGE
PURPOSES ONLY

19-15-09054-0002

___ SEGREGATED FOREST IMPROVEMENT SITE

RECEIVED
OCT 06 2008
KITTITAS COUNTY
CDS

___ ELIMINATE (SEGREGATE) MORTGAGE PURPOSE
ONLY PARCEL

___ 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

Applicant Signature (if different from owner)

Treasurer's Office Review

Tax Status: pd in full

By: Linda Aimit
Kittitas County Treasurer's Office

Date: 10-29-08

Community Development Services Review

- () This segregation meets the requirements for observance of intervening ownership.
- () This exemption meets the requirements for a Boundary Line Adjustment pursuant to Kittitas County Code Chapter 16.04.020 (2)
- () This exemption meets the requirements for an Administrative Segregation pursuant to Kittitas County Code Chapter 16.04.020 (5)
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 the applicable subdivision process in order to make a separately salable lot. (Page 2 required)

Card #: _____

Parcel Creation Date: _____

Last Split Date: _____

Current Zoning District: R-3

Review Date: 10/29/08

By: [Signature]

**Survey Approved: 11/5/08

By: [Signature]

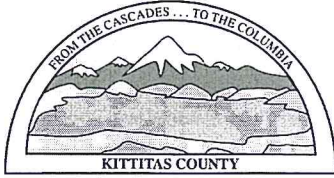
This page must be completed for mortgage purpose only segregations, improvement sites or best land and for boundary line adjustments not requiring a survey. Please use this page to indicate which parcels contain improvements.

THIS AREA FOR USE BY APPLICANT
(Use additional sheets as needed)

Directions:

1. Identify the boundary of the segregation:
 - a. The boundary lines and dimensions
 - b. Sub-Parcel identification (i.e. Parcel A, B, C or Lot 1, 2, 3, etc.)
2. Show all existing buildings and indicate their distances from the original exterior property lines. Attach a copy of recorded survey.
3. Provide legal descriptions for each proposed tax parcel and identify by letter or number use on the map.

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.



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Kari Braniff, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: October 21, 2008

SUBJECT: Mayr CB-08-05. 19-15-09065-0002, -0003.

The Public Works Department has reviewed the Request for Parcel Combination and finds that it meets current Kittitas County Road Standards.

Our department recommends final approval with the following conditions:

- 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. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.

APPLE TREE PLAT

GRAHAM RD



566.97
1004
4

278.00
231.86

3.00

331.01

126.11

36

124.87

233.22

233.22

233.23

200.62

560

560

560

560

054-0001

054-0002

054-0003

052-0005

LOT 5

3.00

521.40

HUNTRICK PROPERTIES

COMBINE
N

257.32

699.67

000-0002

182.10

054-0004

191.33

699.61

052-0008

376.21

054-0000

054-0005

Preliminary Submittal Requirements:

Review Date:

Tax Parcel: 19-15-09054-0002,0003

Date Received:

File Number: CB-08-00005

Date Project Completed

Planner KARI

NO-WSDOT NO HOUSES OR STRUCTURES

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: _____ Date Completed: _____

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # 7
- Located within Irrigation District: NO
- School District: CE-EWM/KOSLYN
- UGA NO
- UGN NO
- Rezone R-3 FR TO R-3 2-04-09
- Adjacent Subdivisions PART OF HUNTRICK PROPERTIES - 2006 PLAT, ADJACENT-

Letter sent to Irrigation District Date: _____

Critical Areas Check

Date _____ Planner Signature: _____

APPLE TREE PLAT

Zoning:

Lot Size:

Required Setbacks: F S R

Y N

- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
- Variance Required?
- Conditional Use Permit Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone: _____
- Fish & Wildlife Conservation Area? Type of Habitat: _____ Water Type: _____
- Wetland? Buffer requirement: _____

Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope Green Slopes
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
 - Hazardous Materials containment required if checked
- Airport Zone? Zone: _____
- Forest Service Roads? Road: _____
- BPA Easement Located on Property? Letter Sent to BPA Date: _____
- Additional Approvals Required? Type _____

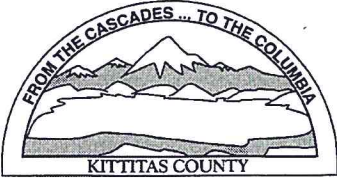
CRITICAL AREA NOTES:

- Existing structures

The BPA layers are on the Critical Area, remember they have around a 100' – 200' easement around these wires. We will hopefully get this easement layer soon, but for now we have the line locations. When BPA lines are identified in proximity to a proposed structure, a note on the critical area should inform the applicant and should include the phone number of the BPA real estate service member (Michelle Doiron, Realty Specialist 1800-836-6619). There is an application they have fill out for any work within a BPA easement they can get from her. So we won't hold up critical areas for this, but should make sure applicants are aware of the BPA issues on the property by putting clearly in the "note section" or any other way you can think of making sure applicants are aware of the possible easement issue.

NOTES:

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- The Final plat shall be drawn on polyester film in a neat and legible manner.
- Drawn on 18" x 24" sized paper.
- The Perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat.
- A Marginal line shall be drawn completely around each sheet, leaving an entirely blank margin on one inches on the sides.
- The scale shall be 1" = 200', or greater, unless otherwise approved by the director.
- All lettering shall be printed with permanent ink.
- Each sheet of the final plat shall contain the subdivisions name at the top of the sheet in large letters followed underneath with the section, township, range, county and state. The space for recording the receiving number is in the upper right hand corner, sheet numbers at the bottom of the sheets.
- It shall show all courses and distances necessary to re-stake any portion of said plat.
- Required monuments shall be shown together with a legend of monuments on the face of each plat sheet. (Ord. 2005-31, 2005)



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

RECEIPT NO.: 00003272

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 019834

Date: 10/7/2008

Applicant: MAYR, HANS-PETER ETUX

Type: check # 1205

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-08-00005	PARCEL COMBINATION	50.00
	Total:	50.00